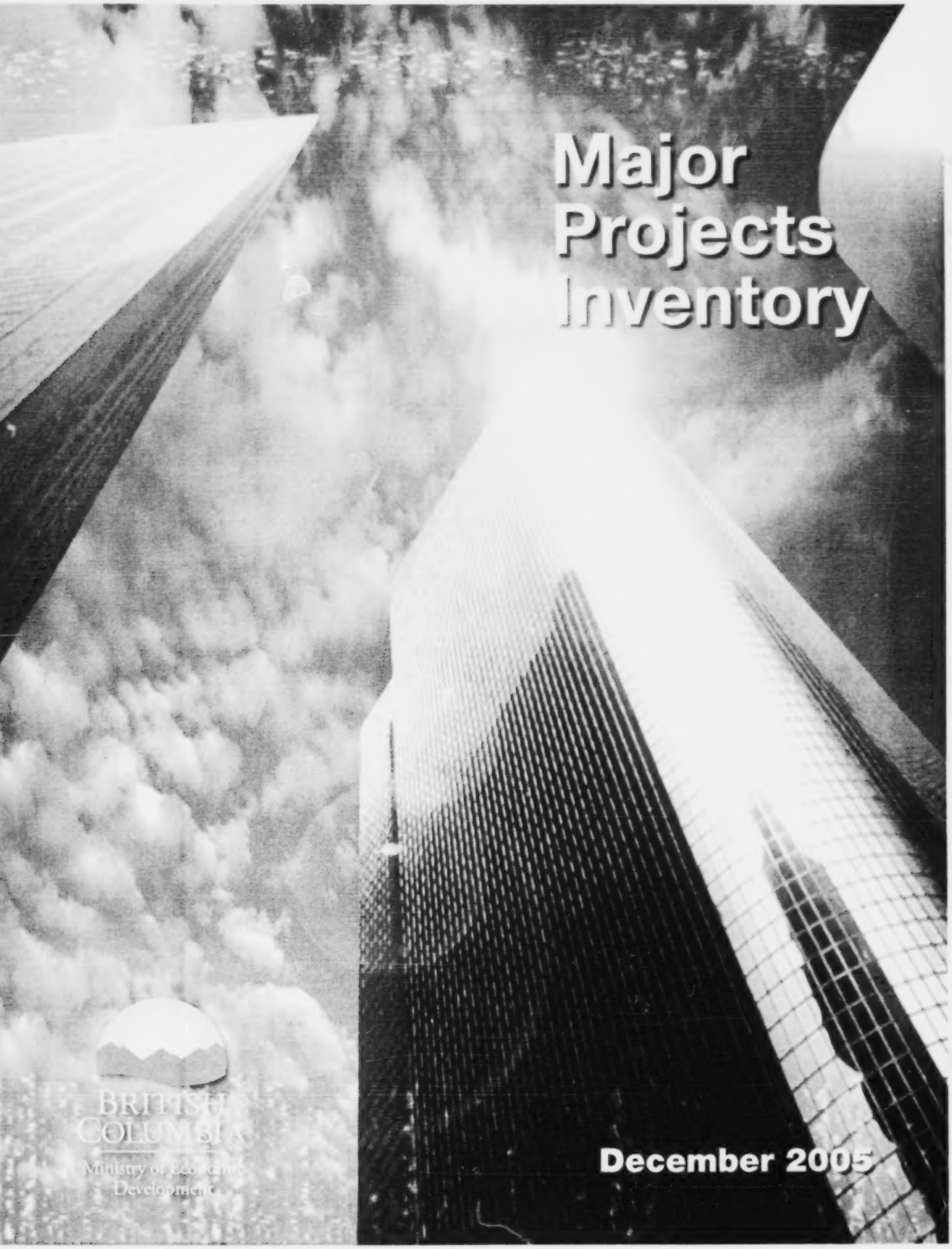
Major
Projects
Inventory
December 2005

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BC Major Projects Inventory
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BC Major Projects Inventory

A comprehensive database of major development activity in British Columbia

Issue 05-04: December 2005

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About the Major Projects Inventory

The BC Major Projects Inventory (MPI) contains summary information on major projects in the Province of British Columbia, Canada, that are over $15 million (Cdn.) capital cost, or $20 million in the Lower Mainland–Vancouver area.

As of September 2004, the information in this published version of the BC Major Projects Inventory continues to be prepared by Jackie Hamilton & Associates, although it is now owned and published by the Province of British Columbia.

Sources of MPI Information
Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

Project Location
Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g., a municipality.

Updates
New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifying source.

Estimated Costs
Cost estimates are general estimates from the information sources used.

Start and Finish Dates
Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

Project Status
Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted in the project descriptions as cancelled, then removed from the next issue of the MPI.

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Highlights of the December 2005 Issue

This issue of the BC Major Projects Inventory lists 48 proposed new projects over $15 million reported for the last quarter of 2005, totaling approximately $3.4 billion in potential new capital investment, if all the projects proceed. The list includes 20 residential and/or mixed use projects, two major hotel resort projects in Vancouver and Invermere totaling $650 million, and a new town centre for White Rock in the Lower Mainland ($250 million). Several additional potential mining projects are listed in this issue, though most are in early feasibility assessment phases. Other projects of interest are two wind power plant proposals, one near Squamish and the other associated with Whistler-Blackcomb. Twenty-seven major projects started construction in the last quarter, valued at almost $2.6 billion. The $1.7 billion RAV rapid transit line to the Vancouver airport (Canada Line) started construction, and a major residential development, Orchards Walk, started construction in Kamloops.

Thirteen projects completed construction in the final quarter, the largest being the $200 million Peace Valley Oriented Strand Board plant in Fort St. John.

The capital cost of all major projects currently under construction in BC is estimated at $35 billion. The estimated capital cost of proposed projects is estimated at approximately $47 billion, however, of this amount, many major projects are not yet approved for construction. Finally, approximately, $3.7 billion of projects are judged to be 'on hold' for the time being.

Prepared by: Jackie Hamilton
Jackie Hamilton & Associates Ltd.
December 31, 2005

BC Government Contact:
Andrew Taylor Ministry of Economic Development 250-952-0205
Andrew.Taylor@gov.bc.ca

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New Proposed Projects September–December 2005

Region	Municipality	Project	Est. Cost ($mil)
1. Vancouver Island/Coast	Ladysmith	Multi-Level Care Facility	15
1. Vancouver Island/Coast	Saanich	Richmond Gate	15
1. Vancouver Island/Coast	Saanich	Campus of Care	45
1. Vancouver Island/Coast	Sooke	Grouse Nest Resort	265
1. Vancouver Island/Coast	Victoria	The Gardens Mixed Use Development	20
1. Vancouver Island/Coast	Victoria	Condominium Development - 534 Yates	30
1. Vancouver Island/Coast	Victoria	Condominium Tower - 760 Johnson	15
1. Vancouver Island/Coast	Victoria	The Palladian Mixed Use Development	15
2. Mainland/Southwest	Burnaby	MultiSport Centre of Excellence	50
2. Mainland/Southwest	Burnaby	Condominium Tower - 4250 Dawson Street	30
2. Mainland/Southwest	Burnaby	Big Bend Crossing Retail Centre	20
2. Mainland/Southwest	Burnaby	Residential Tower - 4411 Lougheed Hwy	35
2. Mainland/Southwest	Delta	Boundary Bay Airport Redevelopment	20
2. Mainland/Southwest	Langley	North East Gordon Estates Mixed Use Development	80
2. Mainland/Southwest	New Westminster	Anvil Residential Development	20
2. Mainland/Southwest	New Westminster	Labatt's Site Mixed Use Development	40
2. Mainland/Southwest	North Vancouver	Neptune Bulk Terminals Expansion	93
2. Mainland/Southwest	Richmond	Versante Mixed Use Development	30
2. Mainland/Southwest	Richmond	The Fullerton Condominiums	30
2. Mainland/Southwest	Squamish	Eaglewind Master Planned Community	80
2. Mainland/Southwest	Squamish	Squamish Wind Farm Project	150
2. Mainland/Southwest	Vancouver	Residential Tower - 819 Seymour	40
2. Mainland/Southwest	Vancouver	Native Youth Centre	30
2. Mainland/Southwest	Vancouver	Avedon Condominiums	20
2. Mainland/Southwest	Vancouver	Whitecaps Waterfront Stadium	100
2. Mainland/Southwest	Vancouver	Holt Renfrew Pacific Centre Mall Expansion	20
2. Mainland/Southwest	Vancouver	Fairmont Pacific Rim Vancouver Hotel	350
2. Mainland/Southwest	Vancouver	Camera Residential Development	20
2. Mainland/Southwest	Whistler	Whistler Wind Farm Project	80
2. Mainland/Southwest	Whistler	Peak to Peak Gondola Whistler	50
2. Mainland/Southwest	White Rock	White Rock Town Centre	250
3. Thompson/Okanagan	Kelowna	Marshall Industrial Park	100
3. Thompson/Okanagan	Kelowna	Dr. Knox Middle School Replacement	22
3. Thompson/Okanagan	Kelowna	South Okanagan & Kelowna Electrical System	111
3. Thompson/Okanagan	Kelowna	Hotel Resort & Spa	20
3. Thompson/Okanagan	Merritt Region	Mount Polley/Spanish Mountain Copper-Gold	100
3. Thompson/Okanagan	Penticton	Lakeshore Place	15
3. Thompson/Okanagan	Vernon	Vernon Community Cultural Centre	17
3. Thompson/Okanagan	Vernon	Sitara on the Pond	17
3. Thompson/Okanagan	Westbank	Westside Industrial Park	100
4. Kootenay	Fernie	Crown Mountain Coal Project	100
4. Kootenay	Invermere	The Pointe of Lake Windermere	15
4. Kootenay	Invermere Area	Fairmont Hot Springs Golf Course Resort	300
4. Kootenay	Nelson	Black Crystal Graphite Mine	15
5. Cariboo	Gold Bridge	Bralorne Mine/Beacon Hill	100
6. North Coast	Kitimat	The Spirit Pipeline - TMX Project	100
6. North Coast	Smithers Area	Davidson Molybdenum Mine	100
8. Northeast	Prince George	Lorraine Copper Mine	100
Total			**3,390**

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Projects Starting Construction September–December 2005

Region	Municipality	Project Name	Est. Cost ($ mil)
1. Vancouver Island/Coast	Langford	RONA-REVY Hardware Store	25
1. Vancouver Island/Coast	Oak Bay	Baptist Housing in Oak Bay - Marrion Gardens	25
1. Vancouver Island/Coast	Victoria	Shutters Spa and Residences	65
1. Vancouver Island/Coast	Victoria	VENUS Project	16
2. Mainland/Southwest	Burnaby	Marine Way Market	20
2. Mainland/Southwest	Langley	The Village at Thunderbird Centre	25
2. Mainland/Southwest	Langley	Business Park - 27090 Gloucester Way	20
2. Mainland/Southwest	Maple Ridge	Urbano Condominiums	30
2. Mainland/Southwest	New Westminster	Royal City Christian Centre Seniors Care Facility	20
2. Mainland/Southwest	North Vancouver	Sutherland Secondary School Replacement	24
2. Mainland/Southwest	Richmond	RAV Rapid Transit to Vancouver Airport - (Canada Line)	1,720
2. Mainland/Southwest	Richmond	Acqua Condominiums - 8171 Ackroyd Road	40
2. Mainland/Southwest	Richmond	Aerospace Campus Expansion	20
2. Mainland/Southwest	Squamish	Residential Development at Garibaldi Highlands	50
2. Mainland/Southwest	Surrey	Two Blue -Townhouse Development - 6616 194th Street	20
2. Mainland/Southwest	Surrey	Clayton Crossing Shopping Centre	20
2. Mainland/Southwest	Vancouver	Finale Condominiums	30
2. Mainland/Southwest	Vancouver	L'Hermitage en Ville	25
2. Mainland/Southwest	Vancouver	540 Beatty Street Condominiums	20
2. Mainland/Southwest	Vancouver	Icelandic Assisted Living Residence	20
2. Mainland/Southwest	Vancouver	Affiniti Condominiums	20
3. Thompson/Okanagan	Kamloops	Orchards Walk	150
3. Thompson/Okanagan	Kamloops	Thompson River Veneer Products Ltd.	15
3. Thompson/Okanagan	Kelowna	Centuria Urban Village	80
3. Thompson/Okanagan	Osoyoos	Village on the Lake	25
3. Thompson/Okanagan	Westbank	Westbank Water Treatment Plant	18
6. North Coast	Kitimat	Eurocan Power Project	25
Total			**2,568**

Projects Completing Construction September–December 2005

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Central Saanich	Tsawout Residential/ Commercial Development	45
2. Mainland/Southwest	Burnaby	The Mulberry Retirement Residences	20
2. Mainland/Southwest	Burnaby	UniverCity Highlands - Millennium Development	20
2. Mainland/Southwest	Surrey	Solay Townhouses	25
2. Mainland/Southwest	Surrey	Fraser Downs Casino and Entertainment Complex	30
2. Mainland/Southwest	Vancouver	CP Rail Phase 1 Capacity Expansion	80
2. Mainland/Southwest	Vancouver	UBC - Chemical/Bio Engineering	38
2. Mainland/Southwest	Vancouver	Champlain Gardens	35
3. Thompson/Okanagan	Vernon	North Hill Shopping Centre	40
4. Kootenay	Cranbrook	Elko Sawmill Upgrade	15
7. Nechako	Vanderhoof Area	Plateau Sawmill Upgrade	104
8. Northeast	Fort Nelson	Sierra Yoyo Desan Resource Road	38
8. Northeast	Fort St. John	Peace Valley OSB Plant	200
Total			**690**

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Summary of Major Projects by Project Status October–December 2005

Development Region	Proposed	Construction Started	Completed	On Hold	Total
1. Vancouver Island/Coast	69	49	1	11	130
2. Mainland/Southwest	148	197	7	11	363
3. Thompson/Okanagan	49	50	1	8	108
4. Kootenay	16	9	1	1	27
5. Cariboo	12	5	-	1	18
6. North Coast	24	5	-	-	29
7. Nechako	4	-	1	3	8
8. Northeast	13	3	2	1	19
Total	**335**	**318**	**13**	**36**	**702**

Summary of Major Projects by Industrial Category October–December 2005*

Development Region	Residential Commercial	Transport. & Warehsg.	Mining & Oil & Gas Extraction	Utilities (including sewage treatment)	Mfg.	Public Service	Other Services	Total
1. Vancouver Island/Coast	90	6	4	13	-	12	4	129
2. Mainland/Southwest	243	31	-	19	1	33	29	356
3. Thompson/Okanagan	66	7	4	9	2	6	13	107
4. Kootenay	8	1	4	7	-	1	5	26
5. Cariboo	3	3	4	-	5	3	-	18
6. North Coast	1	8	9	9	1	1	-	29
7. Nechako	-	1	5	-	1	-	-	7
8. Northeast	1	-	9	5	-	-	2	17
Total	**412**	**57**	**39**	**62**	**10**	**56**	**53**	**689**

* Does not include 13 projects that were completed in October–December 2005
Industrial Categories follow the North American Industrial Classification System
Pipelines and transportation-related manufacturing are included in Transportation

Summary of Capital Cost Estimates—December 2005 ($ Millions)

Region	Proposed	Construction Started	Completed	On Hold	Total
1. Vancouver Island/Coast	6,866	3,279	45	1,169	11,359
2. Mainland/Southwest	16,452	22,422	248	1,006	40,128
3. Thompson/Okanagan	4,889	6,103	40	935	11,967
4. Kootenay	1,902	2,067	15	20	4,004
5. Cariboo	5,170	470	-	100	5,740
6. North Coast	10,056	349	-	-	10,405
7. Nechako	322	-	104	470	896
8. Northeast	1,294	309	238	25	1,866
Total	**46,951**	**34,999**	**690**	**3,725**	**86,365**

Note: not all proposed projects have a high probability of proceeding.

British Columbia
Development Regions

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Vancouver Island/Coast Development Region

Updated January 18, 2006
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain with a fertile plain along the east coast of Vancouver Island.
Land Area in Sq. km. : 87,013
Population Density / Sq. km. (2004) : 8.6
Economic Base : Public administration (government), forest based manufacturing, tourism, farming, fishing.

Selected Demographic Characteristics

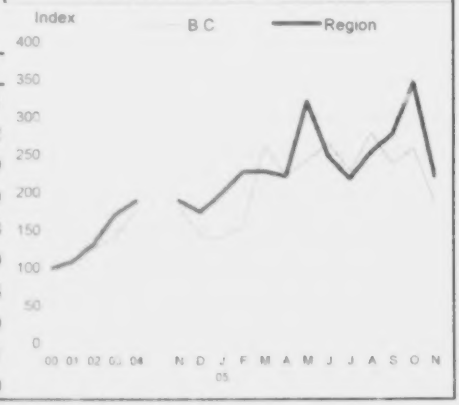
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	31.7	106.2	62.2	121.9	99.3	55.1	476.3	165.1	0.487	0.194	0.681	1976
1981	34.9	99.7	68.2	153.3	106.5	68.1	530.7	200.0	0.410	0.208	0.618	1981
1986	36.8	95.7	58.8	172.4	111.5	81.7	556.8	224.7	0.387	0.238	0.625	1986
1991	39.9	105.2	55.9	201.1	127.6	99.2	628.9	250.4	0.377	0.258	0.635	1991
1996	40.4	118.4	59.9	217.5	158.6	109.9	704.8	288.4	0.364	0.252	0.617	1996
2001	32.9	117.3	64.2	197.6	187.0	119.0	718.0	302.8	0.335	0.265	0.600	2001
2006	30.8	106.3	73.2	189.6	218.2	127.7	745.9	333.2	0.285	0.266	0.551	2006
2011	33.9	96.5	69.9	196.8	237.9	142.6	777.5	362.7	0.259	0.283	0.541	2011
2016	36.5	96.7	65.2	210.7	238.1	168.4	815.7	388.6	0.259	0.328	0.587	2016
2021	36.7	103.9	59.0	221.7	233.9	196.6	851.9	407.2	0.273	0.382	0.655	2021
2026	35.3	109.1	59.9	220.5	233.5	223.8	882.2	423.1	0.281	0.436	0.717	2026
2031	33.7	109.3	65.7	208.4	243.6	244.8	905.7	440.2	0.276	0.473	0.749	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 2000=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1997	713.2	237.6	13.3	168.2	56.1	475.6	3,801	
1998	586.6	241.1	29.9	142.1	69.1	345.5	2,752	
1999	771.6	413.9	32.3	179.9	201.7	357.7	2,799	
2000	581.5	276.6	29.7	147.6	99.3	305.0	1,920	
2001	632.0	282.5	34.8	145.1	102.6	349.6	2,258	
2002	769.2	265.2	16.5	155.2	93.5	504.1	3,469	
2003	993.4	349.7	33.6	202.5	113.6	643.7	4,376	
2004	1,098.4	238.6	18.5	139.1	80.9	859.8	5,199	
YTD Nov '04	1,013.9	221.9	17.3	125.5	79.2	791.9	4,811	
YTD Nov '05	1,338.0	397.8	20.0	247.5	130.2	940.2	5,300	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices)
Note: Latest month is preliminary; month previous to latest month is revised

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Vancouver Island/Coast Development Region

Population of Major Municipalities

		2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate			2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate
Vancouver Isl./Coast		**722,525**	**729,705**	**736,819**	**747,626**	Esquimalt	DM	16,886	16,938	17,083	17,156
Saanich	DM	108,546	109,442	109,930	110,387	Central Saanich	DM	16,154	16,311	16,494	16,821
Nanaimo	C *#	76,788	77,786	78,479	79,626	Colwood	C	14,513	14,635	14,864	15,253
Victoria	C	77,435	77,432	77,744	77,369	Powell River	C	13,558	13,590	13,716	13,831
Campbell River	C *#	29,684	30,023	30,250	30,810	Comox	T *#	11,829	12,100	12,279	12,688
North Cowichan	DM	27,520	27,742	28,140	28,519	Sidney	T	11,421	11,528	11,525	11,862
Langford	DM	20,096	20,570	20,956	21,845	Parksville	C *	10,866	11,081	11,275	11,709
Courtenay	C *#	19,348	20,618	21,120	21,797	North Saanich	DM	10,960	11,072	11,132	11,274
Port Alberni	C *#	18,457	18,484	18,610	18,688	Sooke	DM *	9,245	9,432	9,756	10,117
Oak Bay	DM	18,535	18,456	18,405	18,313	Qualicum Beach	T *#	7,292	7,394	7,403	8,807

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes boundary change between Jul 1 '96 & Jun 30 '01, # boundary change '01 & '05, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS

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STATUS: PROPOSED

Campbell River

Cruise Ship Facility - Campbell River
Campbell River Indian Band Ph: (250) 286-6949
The Campbell River Band is planning a cruise ship facility at an expanded and upgraded dock on Campbell River Indian Reserve #11. The project will include a customs building and receiving area. The design will resemble a West Coast First Nations village. The band has received a formal announcement from Indian and Northern Affairs Canada to confirm funding for the project.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Sep 2005
Project ID: 1515
Start: Jan 2006
Finish: Aug 2006
Last Update: Dec 2005

Campbell River

Saratoga Beach Resort and Golf Course
Dennis Stairs Ph: (250) 286-5700 (District of Campbell River)
Proposed development includes a destination resort and residential development, and a nine hole executive golf course which will replace an existing eight acres of driving range. The project will consist of a 20-suite boutique style hotel with restaurant, sports pub, meeting facilities, fitness centre, indoor/outdoor pool, health spa; 18 townhouses, one 20-suite condominium complex and two 30-suite condominium buildings. Development permit application submitted. Architect: Robert Boyle.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2005
Project ID: 1489
Start: ?
Finish: ?
Last Update: Sep 2005

Campbell River

Charlton Shopping Centre
M. A. Charlton & Associates Ph: (604) 377-2332
Proposed 101,000 sq ft commercial/retail centre at Dogwood and 16th Streets in Mariner Square. A rezoning application has been approved and a development permit was issued. Building permits submitted late 2005. Mariner Square will become a 101,082 sq. ft. shopping centre comprised of seven buildings. One building will house London Drugs, this 22,000 sq. ft. store will provide 70 jobs, construction to begin Jun 2006 and complete Spring 2007.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 1438
Start: Apr 2006
Finish: May 2007
Last Update: Dec 2005

Campbell River

Discovery Bay/Menzies Bay Residential and Resort Development
Merrill & Ring Canada Ph: (250) 286-5700 (District of Campbell River)
Proposed resort and residential community to include up to 800-units, an 18 hole golf course and clubhouse. Amendment to the Official Community Plan has been approved. Currently in the rezoning process.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2005
Project ID: 1357
Start: Summer 2006
Finish: 2015
Last Update: Dec 2005

Campbell River

Tyee Coal-Fired Power Plant
Quinsam Coal Corp. Ph: (250) 286-3224
Early planning stages for a 150 MW coal-fired electricity generating plant approx 20 km east of Campbell River adjacent to the Quinsam coal mine. The proposed project was not selected for consideration in BC Hydro's Vancouver Island Call for Tenders. The project area was annexed to the City of Campbell River. Proponent is planning to bid the project into the next BC Hydro call for electricity.

Status: Proposed
Est. Cost ($ million): 325
First Entry: Mar 2004
Project ID: 1090
Start: ?
Finish: ?
Last Update: Dec 2005

Colwood

John Stubbs Middle School
School District 62 Ph: (250) 474-9840
New elementary and middle school to replace existing elementary school at Zealous Crescent, with an area of approximately 7060 sq m. Working drawings complete, tender call made Dec 2005 and will close Feb 2006. Architect: Garyali Architect Inc.

Status: Proposed
Est. Cost ($ million): 19
First Entry: Sep 2005
Project ID: 1473
Start: Mar 2006
Finish: Jun 2008
Last Update: Dec 2005

Colwood/Langford

Olympic View Neighbourhood
Golf BC Ltd./CRC Developments Ltd. Ph: (250) 388-0115
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units in Colwood (mix of 317 detached, 330 attached and 270 apartments) and 357 units in the District of Langford. Also included is a 6.9 ha park, a 120-room hotel, 3,500 sq m of office and retail space, and a new 9-hole golf course. Rezoning has been approved. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 8
Start: ?
Finish: ?
Last Update: Dec 2005

Comox

Bear Coal Mine
Compliance Energy Corp. Ph: (604) 689-0489
Review of test drilling is completed in part of the Bear Metallurgical coal deposit south of Cumberland, which covers 250 hectares. The company expects to ship a bulk sample before the end of 2005. The evaluation of deposits and drilling is expected to continue on adjacent areas. A detailed mining and reclamation plan is being compiled.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2005
Project ID: 1514
Start: ?
Finish: ?
Last Update: Sep 2005

Comox

Cumberland Mixed Use Development
Trilogy Properties Corp. Ph: (604) 684-5858
Multi-use development that will include bigbox stores,retailers, motels and a golf course on 309 hectares along the Comox Valley Parkway (Hwy 19) just east of Cumberland.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2005
Project ID: 1502
Start: Spring 2006
Finish: 2008
Last Update: Sep 2005

Courtenay

Raven Ridge Residential Development
Raven Group Ph: (250) 287-2215
Proposed mixture of residential, rural and recreational uses on approx 915 acres off Lerwick and Anderton, adjacent to the Crown Isle Golf Course. Plans include 1,100 to 1,400 residential units of mostly single-family homes, as well as multi-family developments. Lots will include regular-, estate-, and farm-sized properties, and will include 235 acres that will remain in the ALR. Plans include a 30 acre town centre, which will contain retail, services and accommodation, an equestrian centre, an 18-hole championship golf course on 200 acres, and greenways. It is expected that rezoning applications will be submitted by Dec 2005. Architect: Jorden Cook Associates.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Mar 2005
Project ID: 1308
Start: Early 2006
Finish: 2018
Last Update: Sep 2005

Duncan

Cliffs Over Maple Bay Residential Development
Warren Paulin/648962 BC Ltd. Ph: (250) 715-6312
Proposed residential development to include approx 700 single- and multi-family homes on a 300 acre site in the Maple Bay area off Mt. Tzouhalem Rd. Phase 1 contains 70 single-family lots and 60 homes in a multi-family development. Phase 2 contains 25 single-family lots. Plans also include a 100-room hotel, an 18-hole Greg Norman golf course to open Sep 2006, and condominiums. Rezoning for project including the golf course has been approved. Building permits have been issued. Architect: Robert Boyle Associates Ltd.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2005
Project ID: 1371
Start: Early 2006
Finish: 2010
Last Update: Dec 2005

Esquimalt

Strait of Juan de Fuca Power Transmission Line
Sea Breeze Pacific Regional Transmission System Inc.
Ph: (604) 689-2991
Two proposed 20 mile underground transmission lines with a total capacity of 1,100 MW to transmit energy between Vancouver Island and the United States. The pipeline would stretch across the Strait of Juan de Fuca, and be built in two phases. The first phase includes a transmission line that will provide up to 550 MW of new energy transfer capacity between Esquimalt, BC, and Port Angeles, Washington, and includes construction of 2 sub-stations. The project is currently undergoing inter-regional and environmental studies. The U.S. Bonneville Power Administration's transmission interconnection system impact study and public consultations have completed. An application was submitted to the BC Utilities Commission in Dec 2005 for the first line. It is expected that the first line will be in service by late 2007 and that the second line will be in service by late 2008.

Status: Proposed
Est. Cost ($ million): 215
First Entry: Mar 2005
Project ID: 1324
Start: Late 2006
Finish: Late 2008
Last Update: Dec 2005

Gold River

Ucona River Hydroelectric Project
Ucona River Joint Venture Ph: (604) 683-8271
Proposed 35 MW run-of-river hydroelectric power project on the Ucona River near Gold River which includes a 2.5 km tunnel. Permits and approvals are being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Currently in regulatory review process.

Status: Proposed
Est. Cost ($ million): 52
First Entry: Mar 2003
Project ID: 869
Start: Fall 2006
Finish: Fall 2009
Last Update: Dec 2005

Gold River

Gold River Power Project
Green Island Energy Ltd. Ph: (425) 889-2700
The project is a proposed 49 MW wood residue electricity generation project located in Gold River using infrastructure from the closed Bowater pulp mill. The project would eventually be developed to 250 MW in size. It was not selected in the 2004 call for electricity by BC Hydro; however, it is still being pursued. Website: www.greenislandenergy.com

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 791
Start: ?
Finish: ?
Last Update: Dec 2005

Ladysmith

Multi-Level Care Facility
Four All Season Retirement Lodge Ph: (250)-360-9009 (Architect)
Seniors housing to be built at 3464 Yellow Point Road, will include 89 bed multi-level care facility adjacent to the Ladysmith hospital. Working drawings are underway.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2005
Project ID: 1595
Start: Spring 2006
Finish: Late 2007
Last Update: Dec 2005

Ladysmith

Slack Point Mixed Use Development
Town of Ladysmith Ph: (250) 245-6400 (Town of Ladysmith)
Proposals for a 100 acre development to include cottages, industrial work spaces, townhouses, apartments, and a possible hotel, marina and restaurant. Environmental review is almost complete. Expressions of interest for private sector developers was issued Nov 2005. A framework agreement with Provincial government is in place.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 1447
Start: Early 2007
Finish: 2009
Last Update: Dec 2005

Langford

Malahat Highway Upgrade
Ministry of Transportation Ph: (250) 952-4491
An engineering study is underway to investigate the costs of significant upgrades to the Malahat Highway (Hwy 1). The study will be completed in early 2006.

Status: Proposed
Est. Cost ($ million):
First Entry: Sep 2005
Project ID: 1542
Start: ?
Finish: ?
Last Update: Dec 2005

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Langford

Langford Sheraton Hotel
Starwood Holdings Ltd. Ph: (604) 736-1156 (Architect)
A 121-room Sheraton hotel, restaurant and conference centre located near the Costco complex in Langford. The project will be rebuilt after a major fire, to start in spring 2006. Architect: Gomberoff Bell Lyon.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1115
Start: Spring 2006
Finish: Dec 2007
Last Update: Dec 2005

Langford

Millstream Village Commercial Development
Millstream Village Development Corp. Ph: (250) 474-6919
Proposed development of a 350,000 sq ft shopping centre with parking for 1,500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Rd from McCallum Rd to Treanor Ave, as well as installation of bike lanes, treed boulevards and sidewalks. A building permit has been issued and site preparation is currently underway. Architect: Wensley Architecture Ltd. Website: www.alliancebluecorp.com

Status: Proposed
Est. Cost ($ million): 56
First Entry: Dec 2001
Project ID: 780
Start: Early 2006
Finish: Late 2006
Last Update: Dec 2005

Langford

Lakeview Estates (Lakewood Neighbourhood)
Oakcrest Park Estates Ltd. Ph: (250) 727-2325
Proposed 400,000 sq ft townhouse, condominium and single-family development containing 923 units, 17,500 sq ft of commercial space, and park and school space at 1220 Parkdale Dr. Project was approved-in-principle Nov 2003 with final approval received Jul 2004. Site servicing complete. Zoning permits have been approved. Property currently available for sale. Engineer: 1st Team Engineering Ltd.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 1999
Project ID: 550
Start: Spring 2006
Finish: 2009
Last Update: Dec 2005

Langford

Goldstream Meadows Residential Development
Goldstream Meadows Ltd. Ph: (250) 474-6919
The project includes 240 modular homes and 180 townhouses, a park, preservation of a wetland, and approximately 86,000 sq m of commercial space on a 59 ha site adjacent to Langford Lake. Site servicing underway. Subdivision process underway. The business park and industrial development at the north end of the site will be built first.

Status: Proposed
Est. Cost ($ million): 36
First Entry: Sep 1997
Project ID: 1222
Start: Early 2006
Finish: 2008
Last Update: Sep 2005

Lantzville

The Foothills Residential Development
Lantzville Foothills Estates Inc Ph: (250) 390-3331
Proposed 730 home residential development on a 1826 acre site to include single- and multi-family units, a commercial area, golf course and approx 900 acres of parkland and trails. Zoning is approved for phase 1. Awaiting other approvals. Website: www.lantzvillefoothills.com

Status: Proposed
Est. Cost ($ million): 75
First Entry: Mar 2005
Project ID: 1361
Start: Spring 2006
Finish: 2015
Last Update: Dec 2005

Metchosin

Centre Mountain Golf Course and Lodge
Centre Mountain Ph: (250) 474-3167 (Metchosin)
Proposed 18-hole golf course, designed by Robert Trent Jones Jr., and resort consisting of three resort lodges and cabins, totalling 265-units on 126 ha. Zoning is complete.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2003
Project ID: 1026
Start: Spring 2006
Finish: 2009
Last Update: Dec 2005

Nanaimo

InSight Holdings Condominium Tower
Insight Development Corp. Ph: (250) 729-0827
The proposed condominium tower at 10 and 20 Front Street is expected to begin construction in Early 2006. The drawings for the 24-storey tower with 80-plus units began Jul 2005 An application to the city for a development permit is expected by Spring 2006. Rezoning has been approved. Architect: Rafii Architecture

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2005
Project ID: 1386
Start: Early 2006
Finish: Fall 2007
Last Update: Dec 2005

Nanaimo

Nanaimo Centre Project/Vancouver Island Conference Centre
Triarc International Inc./City of Nanaimo
Ph: (250) 755-4429 (Nanaimo City)
Proposed major redevelopment of Nanaimo's downtown core. Phase 1 ($100 million) of the plan is to develop a conference centre, 20-storey 140-room hotel, 225-seat auditorium, and museum. Phase 2 includes development of the Foundry and Civic Arena sites into twin condominium high rises, containing 300-units, and two ice arenas. A public-private partnership with Shaw Cable will develop the first phase. Plans also include an amphitheatre on the waterfront at Georgia Park near Swy-A-Lana lagoon. Demolition of existing buildings is complete. Currently a re-design and revision of hotel and residence structures is expected to complete in early 2006. Architect: Hotson Bakker Architects.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2001
Project ID: 760
Start: Late 2007
Finish: Fall 2009
Last Update: Dec 2005

Oak Bay

Oak Bay Beach Hotel Replacement
Kevin Walker Ph: (250) 598-4556
Proposed development of a new hotel and spa on the site of the current 45,000 sq ft Oak Bay Beach Hotel at 1175 Beach Dr. Current plans include a five-storey, 120 room htoel totalling 130,000 sq ft and 20 condominiums. A rezoning application was submitted in Dec 2005. Architect: Hulbert Group.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1157
Start: Sep 2006
Finish: Late 2007
Last Update: Dec 2005

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1. Vancouver Island/Coast

Parksville

The Beach Club Oceanfront Resort
Pacific Beach Investments Ph: (250) 386-2227
Multi-use development proposed for the Island Hall Beach Resort site at 181 W. Island Hwy. Phase 1 features 75-unit resort condominiums and a hotel with conference facilities. Phase 2 plans include 4- and 9-storey residential buildings, and a restaurant. Site preparation is underway. Architect: Moore Paterson Architects.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2003
Project ID: 1049
Start: Apr 2006
Finish: Late 2011
Last Update: Dec 2005

Port Alberni

Eagle Rock Materials Project
Eagle Rock Minerals Ltd.
Ph: (250) 720-2700 (Alberni-Clayoquot Regional District
Proposed gravel pit in the Port Alberni Inlet area with a 100-year mine life. Project will supply gravel to the California market. Process for securing port customers in California is completed. Most approvals for the site are in place. Eagle Rock has secured receiving port terminals in California. Website: www.eagleaggregates.ca

Status: Proposed
Est. Cost ($ million): 115
First Entry: Dec 2002
Project ID: 839
Start: ?
Finish: ?
Last Update: Dec 2005

Port Hardy

Nahwitti Wind Farm
Nomis Power Corp Ph: (250) 902-1234
A 400 MW wind farm from 25 turbines on 1040 acres of private lands to be developed in phases near Nahwitti Lake on northern Vancouver Island. Phase 1 will produce approximately 45 MW. Expect to enter the BC Environmental Assessment Act review Apr 2006. 1.5 km of road is built and three meteorological towers are in place. Start and finish dates are for Phase 1.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2004
Project ID: 1284
Start: Summer 2006
Finish: Late 2007
Last Update: Dec 2005

Port Hardy

Knob Hill Wind Power Project
Sea Breeze Energy Inc. Ph: (604) 689-2991
A proposed 450 MW wind farm holding located on a 400 m high plateau covering 42 sq km, north of Port Hardy. The project was not selected to be considered in BC Hydro's recent call for electricity on Vancouver Island, however the project is proceeding on a merchant basis. Weyerhaeuser is currently applying for rezoning changes for a 5 -15 year project on its 370 acres of land. The rezoning is close to the public hearing stage Fall 2005. The site would include 300 single family homes, 300 multi-family homes, hotels to accommodate 800 people, commerical buildings, a brew-pub and restaurant. The project will continue to be bid into future BC Hydro calls for electricity. Website: www.seabreezeenergy.com

Status: Proposed
Est. Cost ($ million): 675
First Entry: Jun 2002
Project ID: 813
Start: Summer 2007
Finish: Fall 2008
Last Update: Sep 2005

Port Mcneill

Orca Sand and Gravel Extraction & Associated Marine Terminal
Polaris Minerals Corporation Ph: (604) 915-5000
Proposed sand and gravel project with a production capacity of up to 6,000,000 tonnes/year located 3 km west of Port McNeill. Project would include a separation plant, crushing plant, aggregate storage and a deep sea loading facility as well as a marine terminal. Environmental Assessment Act certification received in Jul 2005. Approvals are still needed from Transport Canada and the Department of Fisheries and Oceans.

Status: Proposed
Est. Cost ($ million): 55
First Entry: Jun 2004
Project ID: 1160
Start: Spring 2006
Finish: Early 2007
Last Update: Dec 2005

Powell River

East Toba River and Montrose Creek Hydroelectric Projects
Plutonic Power Corp Ph: (604) 669-4999
This proposed project consists of the East Toba River 119 MW hydroelectric project, the Montrose Creek 50 MW hydrolectric project, and a 230 KV transmission line extending from Saltery Bay near Powell River to connect the two projects. Project is in the pre-application stage of the BC Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 255
First Entry: Sep 2004
Project ID: 1218
Start: ?
Finish: ?
Last Update: Sep 2005

Qualicum Beach

Pheasant Glen Resort Development
Pheasant Glen Ph: (250) 752-8786
Expansion of an existing golf course into a resort, including 225 units, some with quarter ownership, in lodge units, cottages and villas. Phase 1 consists of a clubhouse and a 300-seat conference room and upper floors of accommodation. Golf Course expansion is complete, currently waiting for zoning approval.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1358
Start: Early 2006
Finish: 2010
Last Update: Dec 2005

Saanich

Campus of Care
Baptist Housing Society Ph: (250) 652-4444 (Central Saanich)
The Campus of Care would replace two existing care facilities; Mount Edwards Court and Central Care Home. A property at 3800 Carey Rd is being considered for the project. The project would include differing levels of care for the elderly. An appraisal, soil test and estimate of demolition costs are underway.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Dec 2005
Project ID: 1549
Start: ?
Finish: ?
Last Update: Dec 2005

Saanich

Richmond Gate
Palermo Athome Inc. Ph: (250) 744-5341
Proposed development of 54-unit condominiums and six-unit townhouses located at the foot of Mt. Tolmie near Richmond Road and Poplar St. Zoning has been approved.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2005
Project ID: 1621
Start: Mar 2006
Finish: Mar 2007
Last Update: Dec 2005

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Saanich

Brentwood Bay Shopping Centre Redevelopment
Ph: (250) 652-4444 (Central Saanich)
Re-development of the shopping centre in the 7100-block of West Saanich Rd at Verdier Ave, including 65 condominiums in three storeys above new retail space.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2005
Project ID: 1488
Start: Summer 2006
Finish: Spring 2007
Last Update: Dec 2005

Saanich

Berwick Royal Oak Congregate Care Facility
Berwick Investments Ltd. Ph: (250) 385-1505
Proposed 250,000 sq ft congregate care facility containing 228-units in a 4-storey building to be located at 4680 Elk Lake Dr, on the Royal Oak Inn site. Rezoning and development permit have been approved. Architect: Chow Fleischauer Low Architects Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1306
Start: Spring 2006
Finish: Late 2006
Last Update: Dec 2005

Saanich

Town and Country Shopping Centre Redevelopment
Morguard Investments Ph: (250) 383-8093
Planned doubling of the square footage of the existing 226,000 sq ft shopping centre to increase the number of retailers from 21 to 80. Development permits were submitted to municipality Dec 2005.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1204
Start: Spring 2006
Finish: Spring 2009
Last Update: Sep 2005

Saanich

Dunsmuir Lodge Expansion
University of Victoria Ph: (250) 656-3166
Possible major expansion at the University of Victoria conference facility near the Victoria International Airport. A review is being managed by CitySpaces Consulting.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 1999
Project ID: 553
Start: 2007
Finish: 2009
Last Update: Jun 2005

Salt Spring Island

Channel Ridge Village -Town of Highbridge
Channel Ridge Properties Inc. Ph: (250) 384-2400 (Architect)
Planned development for the North side of Saltspring Island, covering 344 ha, to include 405 homes, a town centre, with shops and amenities. The project is spread over 36 ha. Highbridge Town Centre will include 54 commercial units, for a total of 80,000 sq ft of retail space. Changes were made to the project as a result of community concerns and the development application was resubmitted. Number of units was reduced from 405 to 320 homes. First phase consists of 165 residential units. Architect: Davidson Yuen Simpson. Development Permit expected to be complete by May 2006. Site servicing to start in Jun 2006. Website: www.highbridge.ca

Status: Proposed
Est. Cost ($ million): 200
First Entry: Dec 1997
Project ID: 28
Start: Jun 2006
Finish: 2011
Last Update: Dec 2005

Sooke

Grouse Nest Resort
Ken Mariash Ph: (250) 642-1620 (Reg. District)
A 93-acre proposed Hotel and Marina complex on Gillespie Rd. It is currently in the concept and design stage. An open house was held Sep 05 to present several possible options for the development.

Status: Proposed
Est. Cost ($ million): 265
First Entry: Dec 2005
Project ID: 1567
Start: ?
Finish: ?
Last Update: Dec 2005

Sooke

Church Hill Meadows
Seastar Capital Contracting Ltd. Ph: (250) 642-1634 (Sooke District)
Development to include approximately 135 units: 92 single family dwellings and 44 townhouses. In the design and site servicing stage.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 1448
Start: Summer 2006
Finish: Summer 2007
Last Update: Dec 2005

Sooke

Silver Spray Destination Resort
Silver Spray Ph: (604) 681-3565
Proposed 174 acre, 85-suite hotel/lodge, 127 single-family homes, spa, restaurant, 9-hole golf course and 115 berth marina. Rezoning has been approved. Development permit approval will be requested to allow the project to start construction early 2006. Most of the 30 lots are sold; developer intends to begin construction of the resort early 2006 with a 115-berth marina and a nine hole golf course. Architect: Hulbert Group International Inc. Website: www.silverspraylodge.ca also www.silverspray.ca

Status: Proposed
Est. Cost ($ million): 130
First Entry: Jun 1999
Project ID: 677
Start: Spring 2006
Finish: 2008
Last Update: Dec 2005

Tofino Area

Catface Mine
Catface Copper Mines Ltd. Ph: (604) 688-7377
Proposed open pit mine on a 4,000 ha area known as the Catface Range on west Vancouver Island, 13 km northwest of Tofino. Site will be mined for copper, molybdenum, gold and silver in three zones: Cliff zone, Irishman Creek zone, and Hecate Bay zone. Plans also include constructing a processing facility and an office facility. Exploration is continuing.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Jun 2005
Project ID: 1381
Start: ?
Finish: ?
Last Update: Sep 2005

Ucluelet

Black Rock Oceanfront Resort
Black Rock Ocean Development Inc.
Ph: (250) 726-7744 (District of Ucluelet)
Proposed 125,000 sq ft project to include 138 condominium/hotel units on 8.5 acres. Being designed by Ron Lea of VIA Architecture Inc. It will have 70 suites in the main lodge and 62 private cottages. Pre-sales underway. Applying for building permits. Website: www.blackrockresort.com

Status: Proposed
Est. Cost ($ million): 45
First Entry: Jun 2005
Project ID: 1462
Start: Spring 2006
Finish: Spring 2007
Last Update: Sep 2005

1. Vancouver Island/Coast

Union Bay

Kensington Coastal Pointe
Kensington Island Properties Ph: (250) 334-6037 (Regional District)
Proposed new community near the ocean and core of the Union Bay village, to include a marina, a 450 room seniors residence on 20 acres, 27 hole golf course, 260 room hotel, and 1250 single family, condominium and townhouses units. Along with 15,000 sq. ft. of commercial space. A portion of the land is subject to contaminated site clean up requirements. A waste water treatment facility is being considered. Public meetings were held in Oct 2005. Rezoning applications have been submitted. Website: wwwkensingtoncoastalpointe.com

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2005
Project ID: 1434
Start: Summer 2006
Finish: 2013
Last Update: Dec 2005

Union Bay

Sage Hills University and Residential Community
Independent Academies Canada Inc. Ph: (250) 758-4373
Proposed international educational facilities with a private university and kindergarten to Grade 12 academy, to include a world-class sports academy and related residential and commercial development. Located on 2040 acres adjacent to the Inland Highway northwest of Union Bay and south of Courtenay. Initial stages would construct up to 2000 homes. The development will include two 18 hole golf courses. Site studies and land feasibility assessment are underway and local public consultation has commenced. The Master Planner will be selected in spring 2006. Website: www.sagehillsbc.com

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Jun 2005
Project ID: 1435
Start: Summer 2007
Finish: 2017
Last Update: Dec 2005

Victoria

Condominium Development - 534 Yates
Chris LeFevre Ph: (250) 361-0382 (City of Victoria)
Renovation of the former Capital Regional District buildings at 524 - 534 Yates St for retail space and condominiums. One building will be demolished and replaced to link with adjacent buildings. Retail space will be developed on the ground floor of these buildings. 100 condominiums will be developed in the 500-block of Yates St. with ground level retail units. Architect: Inside Out Planning and Architecture.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2005
Project ID: 1619
Start: Mar 2006
Finish: Sep 2007
Last Update: Dec 2005

Victoria

Condominium Tower - 760 Johnson
Chard Development Ltd. Ph: (250) 381-1345
A 91 unit, 87,000 sq ft, 14 storey tower is proposed in downtown Victoria at 760 Johnson. The project has been referred to the Advisory Design Panel.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2005
Project ID: 1632
Start: Late 2006
Finish: Spring 2008
Last Update: Dec 2005

Victoria

The Gardens Mixed Use Development
Westbank Projects Corp Ph: (604) 685-8986
A 149-unit condominium above 13,000 sq ft of commercial space at 813 - 843 Douglas St. Architect: James KM Cheng Architects

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2005
Project ID: 1558
Start: ?
Finish: ?
Last Update: Dec 2005

Victoria

The Palladian Mixed Use Development
Scott Robertson Ph: (250) 361-0382 (City of Victoria)
Renovation of the Nelson's Music Building at 1600 Quadra St. A seismic upgrading to the building along with renovation will create three-stories of condominiums above 7,000 sq ft of commercial space. A four-storey addition will be built on the back of the original building. Architect: Herb Kwan.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2005
Project ID: 1618
Start: Jan 2006
Finish: Mar 2007
Last Update: Dec 2005

Victoria

The Bay Redevelopment
Townline Group Ph: (604) 276-8823
Very preliminary plans to re-design the former Bay department store at 1701 Douglas St. by adding two more storeys to the already existing four-storey heritage building. The building would be developed to have loft apartments on the top floors and retail stores on the ground floor with a residential tower to replace the on-site three-level parkade.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2005
Project ID: 1512
Start: Late 2006
Finish: Spring 2008
Last Update: Sep 2005

Victoria

999 Burdett Residential Development
Cielo Properites Inc./Jan Zak Architect Ph: (250) 360-6311
Proposed 72-unit residential development on the Mount St. Marys site to include a 5-storey and 4-storey building. Rezoning has been approved. Currently in the development permit process. Architect: Davidson Yuen Simpson.

Status: Proposed
Est. Cost ($ million): 17
First Entry: Mar 2005
Project ID: 1369
Start: Mar 2006
Finish: Nov 2007
Last Update: Dec 2005

Victoria

University of Victoria - Social Sciences and Mathematics Building
University of Victoria Ph: (250) 721-6100
Proposed development of an 8,600 sq m sciences and mathematics building to add three lecture theatres including 500 seats. Project is currently in the programming stage. The Provincial government is providing a majority of the funding required for this building. In schematic design stage.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Mar 2005
Project ID: 1340
Start: May 2006
Finish: Feb 2008
Last Update: Dec 2005

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Victoria

Dockside Green Development
City of Victoria/Windmill Development Group
Ph: (250) 361-0382 (Victoria City)
Proposed mixed use development of the 6 ha Dockside Lands site. Windmill Development Group/VanCity Enterprises Ltd, with Terry Williams Architects, won the bid for the development rights. The development includes 1000 housing units, 75,000 sq ft of office and commercial space, a boutique hotel, and an open-air amphitheatre. It is expected that there will be three 10-storey towers as well as smaller buildings from 3- to 7-storeys. Plans also include onsite sewage treatment and a waste wood power plant. City Council voted to approve the rezoning and Master Development Agreement on Sep 23, 2005. Phase 1, at the north end of the 12-acre property will include 100 units of housing in a mix of low-rise buildings. Site preparation commenced in Oct 2005 and will complete fall 2007.

Status: Proposed
Est. Cost ($ million): 350
First Entry: Dec 2004
Project ID: 1269
Start: Spring 2006
Finish: 2016
Last Update: Dec 2005

Victoria

Castana Mixed Use Development
The Amadon Group Ph: (604) 688-1451
Proposed 39 new townhouse units and ground floor shops are being developed at Cook and Sutlej Streets. Demolition of existing buildings started Sep 2005. Architect: Moore Paterson Architects.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2004
Project ID: 1205
Start: Early 2006
Finish: Spring 2006
Last Update: Dec 2005

Victoria

The Aria
Alpha Project Developments Ph: (250) 385-5711 (City)
A 12 storey, 174-unit complex with more than 200,000 sq ft of floor space, located at 737 Humboldt St. The development will proceed in two phases. Phase 1 will complete fall of 2007. Rezoning and a development permit were approved by city council. Applied for building permits Dec 2005.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1203
Start: Early 2006
Finish: Late 2007
Last Update: Dec 2005

Victoria

Vicino Residential Development
Cielo Properties Inc. Ph: (250) 592-5183 (Roger Tinney)
A proposed 4-storey, 32-unit residential and commercial development located at 225 Menzies. Apartments would be above shops and underground parking. Rezoning has been approved. A building permit application was submitted in Nov 2005. Architect: Davidson Yuen Simpson Architects & John A. Neilson Architects Inc.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1145
Start: Early 2006
Finish: Summer 2007
Last Update: Dec 2005

Victoria

University of Victoria Science Building
University of Victoria Ph: (250) 721-6100
Proposed 11,000 sq m facility to house the expanding needs of the Science Faculty, will include two lecture theatres comprising 500 seats. Project is currently in the programming stage. Provincial government is providing a majority of the funding required for this building. In the design development stage. Construction management by Stewart Olson. Website: www.uvic.ca

Status: Proposed
Est. Cost ($ million): 66
First Entry: Mar 2004
Project ID: 1078
Start: Feb 2006
Finish: Sep 2008
Last Update: Dec 2005

Victoria

University of Victoria William C. Mearns Centre for Learning
University of Victoria Ph: (250) 721-6100
Project is described in the 2004/2005 Five Year Capital Plan as an expansion of the McPherson Library. The centre will include an information commons with workstations and a single access point for all library resources, a media commons which integrates all formats of the librarys audio, video and music collections, improved facilities and resources for disabled students, and an internet caf. Project is expected to be tendered in Jun 2006. Website: www.uvic.ca/construction/buildingthefuture.html

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2004
Project ID: 1079
Start: Summer 2006
Finish: Dec 2007
Last Update: Sep 2005

Victoria

Victoria Recreation Complex
City of Victoria Ph: (250) 361-0365
New recreation facilities are planned to replace the Crystal Pool facility at 2275 Quadra Street, to include gymnasium, pool, and other recreational facilities. Public consultations have commenced. Hub facility passed public approval. City approval was given to move forward with planning process. A number of small facilities still in public consultation stage.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Mar 2004
Project ID: 1092
Start: Spring 2007
Finish: 2008
Last Update: Sep 2005

Victoria

NEPTUNE Canada Project
University of Victoria Ph: (250) 472-5377
The proposed NEPTUNE project will lay a 3,000 km network of powered fibre optic cable on the seabed over the Juan de Fuca tectonic plate, a 200,000 sq km region in the northeast Pacific off the coasts of British Columbia, Washington and Oregon. Project is related to the VENUS Project (see project id 1076). The UVIC contract of $39 million went to Alcatel Submarine Networks (ASN) to design, manufacture and install the wet plant infrastructure, which is 800 km of cable looped from UVIC shore station at Port Alberni out to Endeavour spreading ridge. Two full observatory nodes will be located at Barkley Canyon and Endeavour Ridge. ASN will install the facility Summer 2007. The facility will be under full testing and commissioning to deploy by Summer 2008. $7 million in contracts were awarded for instrumentation, extension cables, interface modules and installation. Website: www.neptunecanada.ca

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2003
Project ID: 1036
Start: Summer 2007
Finish: Early 2008
Last Update: Dec 2005

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Victoria

Pacific Sports Institute - Camosun College
Pacific Sport and Camosun College Ph: (250) 370-3602
Proposed sports complex to be constructed in 2 phases. Phase 1 includes a triple gymnasium with seating and portable stage, sport medicine and sport science centres, fitness and wellness studios, food services, lit all-weather turf field, and 4 volleyball courts. Phase 2 includes 125-bed student athlete residences and a 5,000-seat stadium. A feasibility study was completed and approved. Currently in design and development process will complete Mar 2006. Tender will go out in Dec 2006. Provincial funding was announced. Architect: Cannon Design.

Status: Proposed
Est. Cost ($ million): 58
First Entry: Dec 2003
Project ID: 1027
Start: Jan 2007
Finish: Fall 2008
Last Update: Sep 2005

Victoria

Bambu Condominium Development
Anthem Properties Ph: (604) 689-3040
7-storey hotel-condominium complex bordered by Pandora Ave and Fisgard St. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528 to 532 Pandora Ave which will be restored and integrated into the complex. Project now includes two 7-storey condominium buildings containing 146-condominiums, 15 live-work units, and a 6,400 sq ft, 150-seat performing arts theatre. Plans also include space for 6 to 8 commercial tenants. Excavation and demolition underway. Architect: Cannon Design. Website: www.bambu.ca

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2001
Project ID: 778
Start: Mar 2006
Finish: Summer 2006
Last Update: Dec 2005

Victoria

Belleville Ferry Terminal Redevelopment
City of Victoria/Provincial Capital Commission 250-9538808
Proposed redevelopment of the Belleville St terminal at Victoria's inner harbour, which currently accommodates three ferry lines (MV Coho, Victoria Clipper, and Victoria Express). Meetings between all stakeholders are being conducted in order to create multiple project options, which, when complete will be presented to the provincial government in early 2007. A variety of studies are being conducted to complement project options.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Project ID: 548
Start: ?
Finish: ?
Last Update: Sep 2005

Victoria

Victoria Sewage Treatment Plant
Capital Regional District Ph: (250) 360-3000
Proposed sewage treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been accepted by the provincial government. A 2.9-hectare piece of land at Macaulay Point is being considered by the Capital Regional District for a future sewage treatment plant. The Minister of National Defence will be contacted to start negotiations for the land, which is currently on CFB Esquimalt property.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 1999
Project ID: 552
Start: ?
Finish: ?
Last Update: Sep 2005

View Royal

Six Mile Road Mixed Use Development
Wessex Project Management Ph: (250) 412-3180
Project to include a 220-units, 39 townhouses, 16,000 sq ft of commercial space, a 100 room hotel and an 80-unit condominium. Design and site servicing will begin Spring 2006. The property is for sale. Architect: Bullock Baur Associates.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2005
Project ID: 1500
Start: Summer 2006
Finish: 2008
Last Update: Dec 2005

View Royal

The Quay at Thetis Cove
Thetis Cove Estates Ltd. Ph: (250) 385-4565 (Architect)
A proposed project to include 250 residential units in buildings, including 30,000 sq f of commercial space and a recreational marina. Land required some excavation of contaminated soil. In Jul 2005, rezoning were approved and a development permit was issued. A Certificate of Compliance from the Provincial Government is expected. Architect: Eric Barker Architect Inc. Website: www.thetiscove.ca

Status: Proposed
Est. Cost ($ million): 150
First Entry: Jun 2004
Project ID: 1144
Start: Spring 2006
Finish: 2011
Last Update: Dec 2005

Zeballos

Zeballos Lake Hydro Project
Zeballos Power Corp. Ph: (604) 728-7771
Run-of-river power project near Zeballos to generate approx 22 MW of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. In financing stage.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2003
Project ID: 1010
Start: Summer 2006
Finish: Summer 2008
Last Update: Sep 2005

STATUS: ON HOLD

Courtenay

River Walk Condominiums
3L Developments Inc. Ph: (250) 339-9528 (Architect)
Proposed 132-unit condominium development to be built in three 4-storey wood-frame buildings at 55 Anderton. Architect: Dishlevoy & Hagarty Architects.

Status: On hold
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1300
Start: ?
Finish: ?
Last Update: Dec 2005

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Ladysmith

Terasen Vancouver Island LNG Gas System Upgrades
Ph: (604) 576-7000
Terasen's proposal is to develop a Vancouver Island Liquefied Natural Gas (LNG) storage facility and add to the pipeline distribution system. Rezoning was approved in May 2004 for a 43 ha site, west of Mt. Hayes and approx 8 km northeast of Ladysmith, for the proposed LNG facility. The plant will have the capacity to liquefy approx 7.5 mmscfd and vaporize and inject up to 100 mmscfd of natural gas back into the pipeline system. Terasen's new owners are reviewing the project, and will determine whether it will proceed, by summer 2006.

Status: On hold
Est. Cost ($ million): 95
First Entry: Jun 2003
Project ID: 972
Start: ?
Finish: ?
Last Update: Dec 2005

Langford

Goldstream Estates
Quadra Pacific Properties Corp. Ph: (250) 388-1141
Proposed 1100 home project above Langford Lake on an 83-ha site include approximately 540 single family dwellings, 240 townhouses, 300 apartments, a shopping centre, a passenger station for the E&N Railway, and a lodge.Public hearings not yet scheduled. Rezoning has been suspended.

Status: On hold
Est. Cost ($ million): 400
First Entry: Jun 2005
Project ID: 1418
Start: ?
Finish: ?
Last Update: Dec 2005

Port Hardy

Holberg Wind Energy Project
Stothert Power Corp/Global Renewable Energy Partners Inc.
Ph: (604) 681-2030
Proposed 58.5 MW wind power project to include up to 45 wind turbine generators on the northwest coast of Vancouver Island 40 km west of Port Hardy. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals, and has received approval under the BC Environmental Assessment Act. A feasibility study was completed in Jun 2005. The project has been cancelled and will be removed from the next issue of the MPI.

Status: On hold
Est. Cost ($ million): 120
First Entry: Jun 2003
Project ID: 975
Start: ?
Finish: ?
Last Update: Sep 2005

Powell River

Powell River Condensing Turbine Electricity Generation Project
Norske Canada Ph: (604) 483-3722
Proposed new generation of 170 GWh of electricity at the pulp and paper mill using wood residue. Project was selected as a BC Hydro power purchase contract in Apr 2003, however, the project is currently on hold awaiting strategic review of energy options.

Status: On hold
Est. Cost ($ million): 55
First Entry: Dec 2002
Project ID: 858
Start: ?
Finish: ?
Last Update: Dec 2005

Saanich

773 Cordova Bay Road Residential and Industrial Project
Trio Ready Mix Ltd. Ph: (250) 658-5235
Proposed 110 residential units and mini-warehouses on 26.2 ha site at 773 Cordova Bay Rd. Subdivision application remains pending for boundary adjustment. Project is currently on hold. Architect: Number 10 Architect Group.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 25
Start: ?
Finish: ?
Last Update: Sep 2005

Ucluelet

Wild Ucluelet Development
Ph: (250) 720-2708 (Reg District)
Major development on approx 370 acres to include 600 single-family homes, 400 multi-family homes, 3 resort hotels, and a wellness and therapy centre. Rezoning has received second reading and public consultations began for Phase 1, which is a five-star 120 room resort hotel and resort suits in lodges. Architect: Bing Thom Architects. Website: www.wilducluelet.com. Project is on hold.

Status: On hold
Est. Cost ($ million): 300
First Entry: Mar 2005
Project ID: 1297
Start: ?
Finish: ?
Last Update: Dec 2005

Victoria

Mozart Mixed Use Tower
Eric Charman Ph: (250) 213-8108
A 71,000 sq ft, 12-storey residential and commercial tower is planned at 726-728 Yates St. Construction Manager: Denford Construction Management. Architect: CEI Architecture. Rezoning approved. The project is on hold.

Status: On hold
Est. Cost ($ million): 14
First Entry: Jun 2005
Project ID: 1412
Start: ?
Finish: ?
Last Update: Dec 2005

Victoria

Ships Point Mixed Use Development
Ph: (250) 385-5711 (City of Victoria)
The proposed mixed-use development includes a hotel, offices, retail, restaurants, a seaplane terminal, a marine adventure centre, a maritime heritage harbour and centre, a seawalk and a festival plaza. Project has been cancelled.

Status: On hold
Est. Cost ($ million): 60
First Entry: Jun 2005
Project ID: 1463
Start: ?
Finish: ?
Last Update: Dec 2005

Victoria

Douglas Street Residential Development
Associated Building Credits Ltd. Ph: (250) 388-1141
Proposed 16-storey rental high rise building at 350 -360 Douglas St. Rezoning was declined by city. This entry will be removed from the next issue of the MPI.

Status: On hold
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1370
Start: ?
Finish: ?
Last Update: Dec 2005

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View Royal

Six Mile Road (Lakeside Village) Mixed Use Development
Unity Developments Ltd. Ph: (250) 388-5588 (Owner's Representative)
Proposed mixed use development on a 23 acre site. Plans include 2 acres for retail/commercial, 1.25 acres for a 100 room hotel, and 188 residential units in townhouses, cluster homes and condominiums. Currently re-designing a land use plan. Architect: John A. Neilson Architects Inc.

Status: On hold
Est. Cost ($ million): 60
First Entry: Dec 2004
Project ID: 1258
Start: ?
Finish: ?
Last Update: Dec 2005

STATUS: CONSTRUCTION STARTED

Campbell River

Sequoia Springs/Kingfisher Residential Project
Sequoia Springs Ph: (250) 286-5700 (District of Campbell River)
600 to 800 residential units on 200 acres including an 1,100 yard expansion to the Sequoia Springs Golf Course, to be developed over ten years. Construction on Shades of Green Estates, 49 homes adjacent to the 6th fairway has commenced.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Mar 2005
Project ID: 1356
Start: Aug 2005
Finish: 2016
Last Update: Dec 2005

Colwood

Royal Bay Housing Development
Construction Aggregates Ltd. Ph: (250) 478-8311
Multi-phase (2,800 homes) development on 250 ha site on Metchosin Rd over 20 years. Phase 1, now well underway, consists of approximately 650 residential units on 92 ha. (227 acres) spread over a number of individual developments and featuring single family homes, townhomes, parks and walkways. Phase 2 started construction in Jun 2005, and will include an additional 1,500 residential units, in excess of 75,000 square meters (800,000 sq. feet) of mixed use in an oceanfront village, a secondary school, more parks, trails and playing fields. Primary planning consultant: Cityspaces Consulting. Website: www.royalbaydevelopmentlimited.com

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 7
Start: Mar 2000
Finish: 2020
Last Update: Jun 2005

Comox

Berwick Comox Valley Care Facility
Berwick Investments Ltd. Ph: (250) 385-1505
135,000 sq ft, 4-storey care facility to include 134-units and up to 5 retail spaces. Construction is fifty percent complete. Architect: Chow Fleischauer Low Architects Inc.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Mar 2005
Project ID: 1305
Start: Early 2005
Finish: Mar 2006
Last Update: Sep 2005

Courtenay

Trumpeters Landing
Brookmere Investments Inc. Ph: (250) 336-0131
Four 4-storey condominium residences with 24 units in each building at Comox Bay in Courtenay. Phase 1 has completed. Phase 2 is under construction and Phases 3 and 4 are expected to complete by Summer 2007. Website: www.trumpeterslanding.com

Status: Construction started
Est. Cost ($ million): 19
First Entry: Sep 2005
Project ID: 1544
Start: Summer 2004
Finish: Summer 2007
Last Update: Sep 2005

Courtenay

Mt. Washington Alpine Resort
Mt. Washington Ski Resort Ph: (888) 231-1499
Several projects have been completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. Construction on Deer Lodge, a 60-unit four-story condominium is complete. Construction on the four-story, 60-unit Bear Lodge completed Sep 2005. In preparation for the 2010 Olympics, the resort's expansion will include a Training Centre with meeting rooms, fitness room, offices and an equipment maintenance area, a Stadium Oval, as well as, plans for a building to provide hostel-style accommodations. 45+ kilometres of Nordic trails will be added and the Biathlon range will be upgraded.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 45
Start: Summer 2000
Finish: 2009
Last Update: Dec 2005

Cumberland

Cumbria Woods Development
Kensington Island Properties Ph: (250) 342-5440
Residential development on a 35 acre site at Ulverston and Mill Ave to contain 133-units of single- and multi-family dwellings. Phase one and two are complete. The tender for Phase three, 37 lots and 24 patio homes was awarded to Wacor Construction.

Status: Construction started
Est. Cost ($ million): 21
First Entry: Mar 2005
Project ID: 1307
Start: Aug 2004
Finish: Early 2007
Last Update: Sep 2005

Esquimalt

Lcole Victor Brodeur
Conceil Scolaire Francophone Ph: (604) 214-2601
The new 540-capacity K - 12 school is on the site of the former school on Head St. Construction Manager: Knappett Construction Ltd.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1446
Start: Jul 2005
Finish: Aug 2006
Last Update: Dec 2005

Esquimalt

Swallow's Landing Residential Development
Mandalay Developments Ph: (250) 475-3700
102-unit condominium complex, consisting of twin 9-storey condominium buildings and ten 2-storey townhomes on 2.25 ha of land at 847 Dunsmuir Rd, overlooking Victoria's harbour. Project is being built in two phases, beginning with 51-units and a guest suite, which is expected to complete in Spring 2006. Plans for a third phase are not yet finalized. Architect: Paul Merrick Architects Ltd.. Website: www.swallowslanding.com

Status: Construction started
Est. Cost ($ million): 60
First Entry: Mar 2000
Project ID: 635
Start: Nov 2004
Finish: Spring 2007
Last Update: Sep 2005

Esquimalt

CFB Esquimalt Projects
Department of Defense Ph: (250) 363-7928
Recent activity on projects includes: 1) $35 million Colwood Refueling Facility completed in Apr 2005, 2) $46 million Fleet Maintenance Facility - Cape Breton phase 1 and 2 are complete, phase 3 includes mechanical and electrical work areas which completed Nov 2005, phase 4 is the design for the shop construction which will tender Jul 2006 3) Corrosive Fluids Facility is complete, 4) a briefing was held with consultants in Oct 2005 for the Firehall and Command Centre (approx $8 million) design.

Status: Construction started
Est. Cost ($ million): 170
First Entry: Dec 1997
Project ID: 12
Start: Jan 1999
Finish: 2007
Last Update: Dec 2005

Langford

Alexander Mackie Lodge
West Shore Communities Veterans and Seniors Housing Society
Ph: (250) 661-1121
New supportive housing apartments at 761 Station Avenue. Phase 1, 75 units, is under construction and expected to complete in early 2006. Phase 2, 48 units, will follow depending on demand.

Status: Construction started
Est. Cost ($ million): 14
First Entry: Jun 2005
Project ID: 1443
Start: Apr 2005
Finish: Late 2007
Last Update: Jun 2005

Langford

Canwest Mall Expansion
Bentall Investment Management Ph: (604) 661-5000
Plans to expand the Canwest Mall by approximately 150,000 sq ft. A 46,000 sq ft free-standing Brick store is currently under construction. Project also involves converting and expanding some existing space. The Shoppers Drug Mart store will be expanded. The Zellers store is being converted into a Winners store. Approximately 162,000 sq ft of re-developed space under construction. An additional phase of 60,000 sq ft will begin construction in 2006.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Jun 2005
Project ID: 1392
Start: Spring 2005
Finish: Fall 2006
Last Update: Sep 2005

Langford

RONA-REVY Hardware Store
Rona Inc. Ph: (250) 474-6919 (Langford District)
A 9,884 sq m retail outlet at 850 Attree Road and the Veterans Memorial Parkway, near the Can West complex, on a 2.4 acre site.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Jun 2005
Project ID: 1449
Start: Nov 2005
Finish: Spring 2006
Last Update: Dec 2005

Langford

Lavender Town Square
Keycorp Consulting Ltd. Ph: (250) 474-6919 (Langford)
One 3-storey building and three 4-storey buildings located on Goldstream Ave will provide 60 seniors with assisted-living suites and approx 140 live-work units. Project will be built in phases. Phase 1, a 4-storey live-work building, completed construction in early 2005. Construction has started on Phase 2, a 3-storey seniors residence building is nearing completion. Building C and D are in the development permit stage. Architect: Eric Barker Architect Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 1000
Start: Mar 2004
Finish: Summer 2006
Last Update: Sep 2005

Langford

Bear Mountain Development
LGB9 Development Corp. Ph: (250) 474-7344
Multi-phased residential development (2,900 development units - Bear mountain Properties) to include two Jack Nicklaus golf courses, 110,000 sq ft clubhouse and retail village over 20 years. The first golf course is complete, as are a number of phases of single family homes, condominium development. The Fairways hotel will be completed by May 2006. Construction is ongoing, including the 91 room club house, an athletic facility, and Ponds Landing, a 106-unit condominium development which is expected to complete in May 2006. St. Andrews Walk, a 127-unit condominium development situated directly on the 8th and 9th fairways of the Nicklaus golf course will complete Jun 2007, and Finlayson Reach a 127-unit condominium development running along the base of Mount Finlayson will be complete in 2008. Website: www.bearmountaingolf.com

Status: Construction started
Est. Cost ($ million): 1200
First Entry: Dec 2002
Project ID: 841
Start: Mar 2002
Finish: 2014
Last Update: Dec 2005

Langford

Goldstream Station
Bill Beadle Ph: (250) 478-3121
Six buildings with total of 9,896 sq m of commercial and retail space, along with 168 parking spaces on 1.8 ha at 741 Goldstream Ave. Phase 1: Beer and wine store is completed. All phases are complete except the remaining 14,000 sq f of commercial space. In Nov 2005 a development permit was issued for the commercial space. Architect: Moore Patterson Group.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 1999
Project ID: 562
Start: Late 1999
Finish: Late 2006
Last Update: Dec 2005

Langford

Hull's Field - Mixed Use Residential Development
Harling Point Estates Ph: (250) 385-4565 (Architect)
150,000 sq ft shopping centre called Hull's Corner, two buildings are currently under construction also includes 135 apartments and 40 townhouses at 2968 Jacklin Rd. Architect: Eric Barker Architect Inc.

Status: Construction started — Start: Summer 2005
Est. Cost ($ million): 50 — Finish: 2006
First Entry: Mar 1999 — Last Update: Sep 2005
Project ID: 545

Nanaimo

Pacifica Waterfront Condominiums
Cape Development Corporation Ph: (604) 736-1156 (Architect)
131-condominiums, 26 townhouses, 19,000 sq ft of commercial space, and a library in a 15-storey and 4-storey building. Project is located at 38 Front St on the site of the Malaspina Hotel. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Construction started — Start: Fall 2005
Est. Cost ($ million): 52 — Finish: Oct 2006
First Entry: Mar 2004 — Last Update: Dec 2005
Project ID: 1088

Nanaimo

Malaspina University College Expansion
Malaspina College Ph: (250) 753-3245
The library expansion and renovation ($14 million) was completed in May 2005. Construction of the student residences was completed Summer 2005. Plans to develop a Centre for Sturgeon Studies to begin Spring 2006. The School of Management started construction in summer 2005. Plans for the Science and Western complex development are in the design stage.

Status: Construction started — Start: Jan 2001
Est. Cost ($ million): 21 — Finish: Late 2007
First Entry: Jun 2000 — Last Update: Dec 2005
Project ID: 675

Nanaimo

Nanaimo Regional General Hospital Expansion
Vancouver Island Health Authority Ph: (250) 370-8369
Phased renovation of existing space and completion of new space, to include 10 operating rooms and expansions of perinatal, surgical day care areas. Construction of the surgical area is complete. The tender for pre-qualified general contractors, for the $9 million perinatal building closed Aug 2005, construction is expected to begin Jan 2006. Website: www.viha.ca

Status: Construction started — Start: Oct 2003
Est. Cost ($ million): 29 — Finish: Fall 2006
First Entry: Sep 1997 — Last Update: Dec 2005
Project ID: 18

Nanoose

Pacific Shores Resort and Spa
Aviawest Development Corp. Ph: (250) 468-7121
Development of time share (127 two-bedroom units) totalling 170,000 sq ft to be constructed in phases. 76 units completed, consisting of 64 time-share and 12 wholly-owned units. An additional 18,000 sq ft including a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office is complete. Building permits were applied for on phases 10 and 11 a total of 51-units. Phase 10, 19-units will start construction in summer 2006.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 15 — Finish: Fall 2006
First Entry: Sep 1997 — Last Update: Dec 2005
Project ID: 20

North Saanich

Victoria International Airport Expansion
Victoria Airport Authority Ph: (250) 953-7554
Expansion of air terminal building (approx 3,700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Building construction started in Sep 2000. Stages 1 to 5 are completed. Stage 6: Construction of the departure and passenger check-in area began construction May 2004 and is expected to complete in Spring 2006. Project Manager: Durwest Construction Ltd. Architect: Moore Paterson Group.

Status: Construction started — Start: Late 2000
Est. Cost ($ million): 30 — Finish: May 2006
First Entry: Jun 1999 — Last Update: Dec 2005
Project ID: 563

Oak Bay

Baptist Housing in Oak Bay - Marrion Gardens
Baptist Housing Ministries Ph: (250) 592-2231
Seniors housing to include both assisted and independent living units at Fort St and Foul Bay Rd. Plans are to add a new 7-storey and new 4-storey building. Vanmar Constructors Inc. Architect: Jensen Group Architects Inc.

Status: Construction started — Start: Late 2005
Est. Cost ($ million): 25 — Finish: Late 2006
First Entry: Dec 2004 — Last Update: Dec 2005
Project ID: 1244

Parksville

Craig Bay Estates
Intracorp Developments Ltd. Ph: (250) 248-5842
Residential development on 150 acres to be built in 29 phases. Plans include approx 410 units of single-family homes and duplexes, and an amenity building called The Beach Club. Construction is underway on all 29 phases and will complete on all phases by Dec 2006. Possible new project of a 32-unit apartment building will begin construction Jun 2006. Architect: Raymond Letkeman Architect Inc. Website: www.craigbay.com

Status: Construction started — Start: 1992
Est. Cost ($ million): 40 — Finish: Early 2007
First Entry: Sep 1997 — Last Update: Dec 2005
Project ID: 50

Port Alberni

Pacific Rim Shopping Centre
Barklay Capital Corporation Ph: (604) 294-9200
Shopping centre located on Hwy 4 at 3555 Johnston Rd. includes a 100,000 sq ft Wal-Mart and a 60,000 sq ft Extra Foods which have both completed construction Dec 2005. Construction is beginning on six commercial buildings totalling 80,000 sq ft.

Status: Construction started — Start: May 2004
Est. Cost ($ million): 50 — Finish: Summer 2006
First Entry: Dec 2004 — Last Update: Dec 2005
Project ID: 1235

Qualicum Beach

The Gardens at Qualicum Beach Seniors Facility
CPAC (Care) Holdings Ltd and Mancal Lifestyles Ph: (604) 688-2220
225-unit seniors development consisting of independent apartments, assisted-living and complex care. Website: www.cpac-care.com

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 28 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Sep 2005
Project ID: 1152

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Saanich

South Valley Estates
Homewood Constructors Ltd. Ph: (250) 475-1130
Residential development to be built in phases. Phase 1, 15 single-family homes, is complete. Phase 2 is complete. Phase 3 will be townhouses; excavation currently underway, building permits will be applied for early 2006. Phase 4 will consist of 20 single-family homes.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1360
Start: Apr 2004
Finish: Late 2006
Last Update: Dec 2005

Saanich

Tuscany Village Residences
Bond Development Corporation Ph: (250) 477-7291
Project of 101 luxury condominiums (105,000 sq ft) and 75,000 sq ft of commercial space anchored by Thrifty Foods is underway at the 1600 block of McKenzie Ave. Retail liquor store approved in Jun 2005. Architect: Eric Barker Architect Inc. General contractor: Kinetic Construction.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1194
Start: Sep 2005
Finish: Oct 2006
Last Update: Dec 2005

Saanich

Sayward Hill Crescent Residential Development
Jawl Development Inc. Ph: (250) 658-4700
Development in the 5200 Block of Sayward Hill Crescent to include 215 residential units, 1,100 sq m commercial space, and a 9-hole golf course on 15 ha. The residential component consists of 12 separate complexes. Several phases, the golf course and clubhouse are complete. A 58-unit condominium building is currently being completed. Phase 6 is an 18-unit, six story condominium building called Sayward Hill Terrace, excavation began Fall 2005. Another six story condominium building plus six to seven townhouses are to start in the Spring of 2007. Website: www.saywardhill.com

Status: Construction started
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 26
Start: 1998
Finish: 2008
Last Update: Dec 2005

Sidney

The Meadows Residential Development
Peninsula Properties Ltd. Ph: (250) 480-8251
The project is located at 10520 McDonald Park Rd. The project consists of 39 townhouses, 20 condominiums and a clubhouse.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Dec 2005
Project ID: 1576
Start: Jul 2006
Finish: Dec 2007
Last Update: Dec 2005

Sidney

The Residences at the Pier
Marker Developments Ltd. Ph: (250) 658-3829
A 6-storey, 52-room boutique hotel to be built on town-owned waterfront property along Beacon Ave. Plans include a spa, pool, approx 4,000 sq ft of retail space, 54 condominium apartments. Plans also include a new marine centre for the Sidney museum and an ecological centre. Architect: De Hoog & Keirulf Architects.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Jun 2004
Project ID: 1111
Start: Apr 2005
Finish: Summer 2006
Last Update: Dec 2005

Sooke

Sooke Sewage Treatment Plant
District of Sooke Ph: (250) 642-1634 (District of Sooke)
Sewage collection system and wastewater treatment plant for the Sooke community has Infrastructure Canada funding. EPCOR signed a design, build and operate agreement for the sewage system in Spring 2004. The project includes a 26 km collection system which is 96% complete, marine outfall, 3 pumping stations and a secondary wastewater treatment facility are completed.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Jun 2003
Project ID: 946
Start: Spring 2004
Finish: Jan 2006
Last Update: Dec 2005

Sooke

Sunriver Estates (Shambrook Hill Development)
Swiftsure Development Ph: (250) 642-1634 (District of Sooke)
650 residential units including 100 multi-family units on 382 acres on Phillips Rd. Plans include a 3,000 sq ft day-care and an elementary school. Project is to be built in 5 phases. Phase 1 is complete and Phase 2B was completed in Aug 05. Phase 2C (3) has started construction. Phase 4 will be available Mar 2006. Website: www.sunriverestates.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2002
Project ID: 834
Start: Sep 2003
Finish: 2007
Last Update: Dec 2005

Ucluelet

Marine Drive Properties
Loof-Koehler Marine Drive Properties/Amadon Group
Ph: (250) 726-7744 (District of Ucluelet)
Multi-use development on 40 ha of waterfront in Ucluelet which includes 200 townhomes, a pub, restaurant, single family residences, a major hotel, spa and seniors home. Affordable housing and retail space are also included. Adjacent to the Loof-Koehler Marine Drive Properties Ltd. Land is 50 acres which has been sold to the company by the District. Phase 1 includes the Big Beach Estates, 18 townhomes, which is complete. Phase 2, which includes 24 townhouse units started construction in Summer 2005.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Dec 2002
Project ID: 840
Start: Late 2003
Finish: 2013
Last Update: Dec 2005

Victoria

Point Hope Shipyard/Point Hope Maritime
Ralmax Group of Companies Ph: (250) 385-3623
A redevelopment on the Point Hope Shipyard on a 12.64-acre site. Upgrades to the facility include a new marine railway designed to handle 1,200 tons, and workshop buildings along with a turntable that will allow 10 - 12 boats into the servicing workshop. Turntable installation is expected to be complete early 2006. Two companies, United Engineering and Island Plate and Steel will relocate to the site. A 4,000 sq. ft. building on a flat dock surface offshore will house food services, and businesses. Also planned are a pub building and a terminal for the Victoria Harbour Ferries. Capital cost is for current construction. Website: www.pointhopemaritime.com

Status: Construction started
Est. Cost ($ million): 17
First Entry: Dec 2005
Project ID: 1560
Start: Apr 2005
Finish: Apr 2009
Last Update: Dec 2005

Victoria

Wellesley Care Home Expansion
Retirement Concepts Ph: (604) 662-4969
Expansion of care home facility located at 2800 Blanshard St. New wing to include 63-units. Website: www.retirementeconcepts.com

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 2005
Project ID: 1543
Start: May 2005
Finish: Feb 2006
Last Update: Dec 2005

Victoria

Cridge Village Seniors Centre
The Cridge Centre for the Family Ph: (250) 995-6409
77 assisted living units at 1190 Kings Road, partly funded by several agencies including the BC Housing and the federal government.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 1441
Start: Apr 2005
Finish: May 2006
Last Update: Jun 2005

Victoria

Vogue Residential and Commercial Development
Cielo Properties Inc. Ph: (250) 592-9953
Redevelopment of a building at 1450 Government St to include 46 residential units and 20,000 sq ft of commercial space. Architect: de Hoog & Kierulf Architects.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Mar 2005
Project ID: 1336
Start: Nov 2004
Finish: Mar 2006
Last Update: Dec 2005

Victoria

Greater Victoria Sewer System Upgrades
Capital Regional District Ph: (250) 360-3000
Upgrades of aging or inadequately sized sewer lines in Saanich, Oak Bay and Victoria to be conducted in several phases. Phase 1 is a $15.9 million upgrading of the Northeast Trunk Line which has completed spot repairs and lining old sewer. Work on Bowker Ck. relief sewer is expected to finish Jan 06. Upgrade construction has started on Trent Force main to Cloverpoint expected to complete in 2006. Construction on the Trent Pump Station has has commenced, to complete in 2007.

Status: Construction started
Est. Cost ($ million): 61
First Entry: Dec 2004
Project ID: 1246
Start: Fall 2005
Finish: 2007
Last Update: Dec 2005

Victoria

Shutters Spa and Residences
Westbank Projects Corporation Ph: (604) 685-8986
Residential development at 6668 Songhees Rd. will include 185 units - 119 units in the 6 storey building and 66 units in the 9 storey building. Architect: James K. M. Cheng Architects Inc. Website: www.shuttersvictoria.com

Status: Construction started
Est. Cost ($ million): 65
First Entry: Sep 2004
Project ID: 1185
Start: Nov 2005
Finish: May 2006
Last Update: Dec 2005

Victoria

Corazon Residential Development
Chard Development Ltd. Ph: (250) 381-1345
A 12-storey, 76-unit residential development to include condominiums, townhomes and penthouses at 732 Cormorant. Architect: Musson Cattell Mackey Partnership. Website: www.corazonvictoria.com

Status: Construction started
Est. Cost ($ million): 17
First Entry: Jun 2004
Project ID: 1135
Start: Aug 2004
Finish: Mar 2006
Last Update: Dec 2005

Victoria

Oswego Boutique Hotel
James Bay Investments Ltd. Ph: (604) 736-6338
A 10-storey, 80-unit boutique hotel and condo development at the corner of Kingston and Oswego. Architect: Cannon Design. www.oswegovictoria.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1140
Start: Sep 2005
Finish: Early 2006
Last Update: Dec 2005

Victoria

VENUS Project
University of Victoria Ph: (250) 472-5364
A network of undersea sensors to provide real time information on the behavior of these water bodies and the seafloor onto the internet. The prototype line 3 km into Saanich Inlet from Pat Bay will start construction first. Two other fibre optic cables were laid in Fall 2005 across the Strait of Georgia from near the Tsawwassen ferry terminal and across the Juan de Fuca Strait from south of Race Rocks. The first three lines received $10.3 million funding. A contract has been signed to design, build, test, and deploy the wet plant portion of the VENUS observatories. The Saanich Inlet node is under construction with cable and array deployment taking place, it is expected that it will be receiving live data by early 2006. This project is funded by several research organizations and is related to the NEPTUNE Project (see project id 1036). Website: www.venus.uvic.ca

Status: Construction started
Est. Cost ($ million): 16
First Entry: Mar 2004
Project ID: 1076
Start: Oct 2005
Finish: Fall 2006
Last Update: Dec 2005

Victoria

Parkside Victoria Resort and Spa
Fairfield Ventures Inc. Ph: (250) 468-7121
130,000 sq ft time-share residential complex at 810 Humboldt St. Plan includes 126-units in two 8-storey buildings connected by a glass atrium, and commercial space on the ground floor. Amenities include a spa, fitness room, restaurants and a medical clinic. Architect: Hulbert Group.

Status: Construction started
Est. Cost ($ million): 55
First Entry: Mar 2003
Project ID: 881
Start: Jun 2005
Finish: Late 2006
Last Update: Dec 2005

Victoria

Harbour Heights Residential Development
Focus Equities Alberta Ph: (250) 480-7811 (Ken Marish)
Development on remaining lot in Songhees of 3 residential towers, 10- , 11- and 13-storeys, and series of townhouses totalling 597 units. Architect: Paul Merrick Architects Ltd. Website: www.divprop.com

Status: Construction started
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 847
Start: Fall 2005
Finish: Fall 2010
Last Update: Dec 2005

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Victoria

University of Victoria Engineering/Computer Science Building
University of Victoria Ph: (250) 721-6139
A new 7,800 sq m engineering technology building will double the student spaces for computer science and engineering co-op programs, allowing an additional 118 undergraduate and 23 graduate full-time places by 2006. The building will have classrooms, undergrad and graduate labs, offices, and student study space. Construction Contractor: Farmer Construction.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2002
Project ID: 845
Start: Spring 2004
Finish: Aug 2006
Last Update: Dec 2005

Victoria

Royal Roads University Campus Building Development
Royal Roads University Ph: (250) 391-2524
The campus plan for Royal Roads University was adopted in 2001 to include Sustainable Development and Green Building Principles. Phase 1 redevelopment included two projects. The first project involved renovation of the Grant Building, a 5,760 sq m National Heritage-designated structure, to house academic spaces, lecture hall, student services, cafeteria, labs and offices, is completed. The second project is a 250-room hotel and conference facility. A request for proposals was issued in May 2005. An additional academic building, worth $15 million, is also planned to provide 70,000 sq ft of new office and class space. The greenhouse restoration project is currently underway. Architect: Williams D'Ambrosio Architects.

Status: Construction started
Est. Cost ($ million): 62
First Entry: Jun 2002
Project ID: 823
Start: Sep 2002
Finish: 2007
Last Update: Dec 2005

Victoria

Upper Harbour Place Office Development
Griffiths Milne Clough Projects Inc. Ph: (250) 414-4465
Two phase development on Tyee Road on the Inner Harbour. Phase 1 is a 4 storey, 50,000 sq ft building to house Pacific Coast Net, completed in Mar 2003. Phase 2 is a five storey, 100,000 sq ft office building which is under construction. General Contractor: Dominion Fairmile.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2001
Project ID: 792
Start: Sep 2005
Finish: Summer 2006
Last Update: Dec 2005

Victoria

Victoria Marriott Inner Harbour Hotel and High Rise Residences
Concert Properties Ltd. & Ocean Properties Ph: (604) 688-9460
A 236-room, 16-storey (approx 400,000 sq ft) Marriot Hotel located at 728 Humboldt St is complete. The $39 million hotel is the first phase of the 386,000 sq ft project. Phases 2 and 3 are two high-rise residential towers. The first tower, the Astoria, is a 164-unit mixed-use residential building which began construction in Summer 2004 and is expected to complete in Feb 2006. The second tower, with a cost of $27 million, is a 15-storey, 76-unit condominium building named the Belvedere, which started construction in Feb 2005 and is expected to complete in Sep 2006. Architect: Lawrence Doyle Architects.

Status: Construction started
Est. Cost ($ million): 90
First Entry: Sep 1999
Project ID: 591
Start: Late 2002
Finish: Fall 2006
Last Update: Dec 2005

Victoria

Selkirk Waterfront Project
Jawl Holdings Ltd. Ph: (250) 384-2400 (Architect)
Redevelopment of 10 ha site which includes several mixed commercial/office buildings and a number of residential buildings. Jack Ladder Lane Residences, a 46-unit townhouse and condo building, as well as a Montessori school, are completed. A 6-storey office and waterfront mixed use structure, including a boathouse, restaurant and offices, with ground-floor retail outlets are complete. A 50,000 sq ft high-tech building and 350 stall parkade at 401 Garbally Rd is complete. A 28-suite condominium building at 2760 Jutland completed in Jun 2004, and the Edgewater, a 37-suite condominium building and 8 townhouses at 330 Waterfront Cres, completed in Fall 2004. The next phase is a 76-unit townhouse and condominium project named Cecilia Cove currently in the re-design stage, construction planned for summer 2006.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 62
Start: 1994
Finish: 2008
Last Update: Dec 2005

STATUS: COMPLETED

Central Saanich

Tsawout Residential/ Commercial Development
Tsawout Indian Band Ph: (250) 652-9101
Phased development of reserve lands included 110 single-detached and multi-family housing units on leased land.

Status: Completed
Est. Cost ($ million): 45
First Entry: Sep 1998
Project ID: 472
Start: Summer 2004
Finish: Late 2005
Last Update: Dec 2005

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Mainland/Southwest Development Region

Updated January 18, 2006
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.
Land Area in Sq. km. : 37,225
Population Density / Sq. km. (2004) : 66.8
Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.

Selected Demographic Characteristics

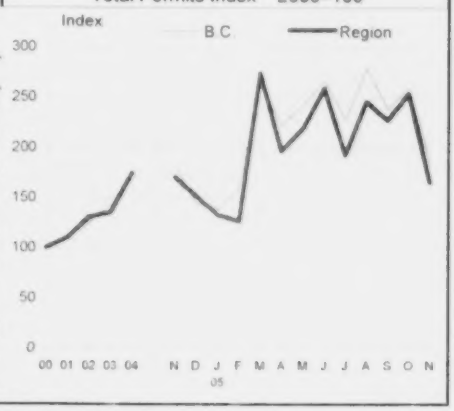
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	85.5	282.9	177.9	381.0	276.7	139.4	1,343.3	464.4	0.441	0.167	0.608	1976
1981	93.5	264.2	199.7	463.1	295.9	167.4	1,483.7	550.4	0.373	0.175	0.548	1981
1986	108.4	263.3	193.7	553.4	321.3	195.9	1,635.9	639.0	0.348	0.183	0.531	1986
1991	125.4	301.2	191.4	669.1	367.5	230.3	1,884.9	711.2	0.347	0.187	0.535	1991
1996	137.4	353.9	212.2	767.6	465.9	258.3	2,195.3	827.7	0.340	0.179	0.519	1996
2001	129.7	378.3	223.6	791.3	573.9	286.2	2,382.8	903.9	0.320	0.180	0.500	2001
2006	124.9	369.7	237.1	775.4	682.3	324.6	2,514.0	1,024.9	0.292	0.192	0.483	2006
2011	126.4	362.5	240.9	798.3	780.4	377.1	2,685.5	1,126.1	0.269	0.207	0.476	2011
2016	135.7	360.5	246.5	841.8	834.3	462.3	2,881.2	1,234.1	0.258	0.240	0.499	2016
2021	143.5	372.0	239.3	895.9	862.1	556.9	3,069.7	1,326.8	0.258	0.279	0.537	2021
2026	146.8	392.3	237.8	933.1	877.6	659.5	3,247.1	1,409.4	0.263	0.322	0.585	2026
2031	147.0	409.9	244.4	941.4	911.3	755.9	3,409.9	1,486.5	0.266	0.360	0.626	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 2000=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1997	3,715.9	1,312.6	184.1	954.6	173.9	2,403.3	18,482	
1998	3,238.3	1,416.8	189.6	945.8	281.4	1,821.4	13,125	
1999	3,012.3	1,292.0	228.6	747.0	316.3	1,720.4	11,309	
2000	3,079.8	1,417.0	194.9	953.0	269.2	1,662.8	10,451	
2001	3,396.6	1,383.7	150.5	799.3	433.9	2,012.8	11,802	
2002	4,028.3	1,208.1	162.7	787.7	257.7	2,820.3	17,391	
2003	4,165.0	1,089.8	129.8	697.4	262.7	3,075.2	17,481	
2004	5,371.6	1,375.0	198.4	861.5	315.1	3,996.6	23,699	
YTD Nov '04	4,983.0	1,175.8	184.4	782.1	209.2	3,807.3	22,571	
YTD Nov '05	5,879.7	1,855.8	166.7	1,132.4	556.8	4,023.8	20,630	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices)
Note: Latest month is preliminary; month previous to latest month is revised.

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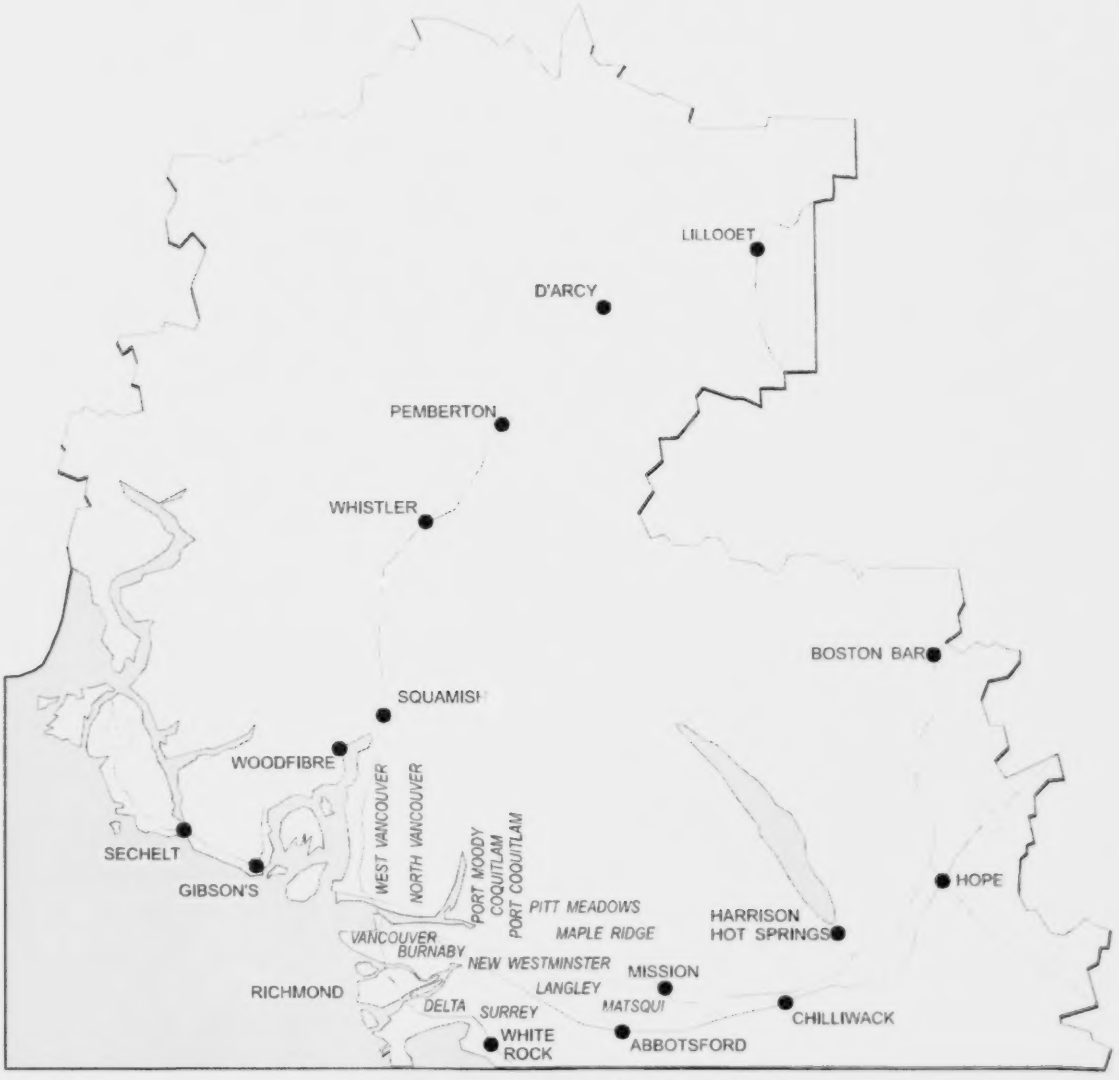
Mainland/Southwest Development Region



Population of Major Municipalities

		2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate			2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate
Mainland/Southwest		**2,408,335**	**2,431,330**	**2,456,390**	**2,486,000**	Maple Ridge	DM	67,784	69,371	70,792	73,280
Vancouver	C	572,113	576,226	579,716	583,267	Chilliwack	C *	66,330	67,530	69,193	70,522
Surrey	C	372,618	379,199	385,862	393,137	Port Coquitlam	C	54,915	55,795	56,413	57,563
Burnaby	C	202,483	202,754	203,053	204,324	New Westminster	C	57,249	57,927	57,834	57,480
Richmond	C *	172,386	172,712	173,177	173,430	North Vancouver	C	46,864	46,993	47,342	46,759
Abbotsford	C	122,582	123,357	126,753	127,434	West Vancouver	DM	43,292	43,453	43,356	44,149
Coquitlam	C	119,498	119,854	120,043	121,973	Mission	DM	32,878	33,344	34,060	34,742
Delta	DM	101,486	101,947	102,113	102,655	Port Moody	C	25,277	25,859	26,757	28,458
Langley, Township of	DM	91,150	92,608	94,775	97,125	Langley	C	24,686	24,924	24,982	25,716
North Vancouver	DM	86,142	87,013	86,868	87,083	White Rock	C	19,155	19,037	19,299	19,577

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality. * Denotes boundary change between Jul 1 '96 & Jun 30 '01, # boundary change '01 & '05; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS.

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STATUS: PROPOSED

Abbotsford

Apartment Building - 2515 Park Drive
Parks Place Holdings Ltd. Ph: (604) 864-8555
Proposed 4 storey, 90 unit apartment building at 2515 Park Drive. Has passed the rezoning stage, and has development permit approval in principal. Architect: Points West Architecture.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2005
Project ID: 1477
Start: Summer 2006
Finish: Spring 2008
Last Update: Sep 2005

Abbotsford

Arena and Sports Complex
City of Abbotsford Ph: (604) 864-5510
Proposed arena and sports complex at Exhibition Park to house the Junior "A" Abbotsford Pilot hockey team, as well as trade shows, community events and Agrifair activities. A referendum will be held in fall 2006 support for the Capital Legacy Plan which may contain 18 projects including this one.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2005
Project ID: 1533
Start: ?
Finish: ?
Last Update: Dec 2005

Agassiz

Hemlock Valley Mountain Ski Resort Expansion
Hemlock Valley Resorts Inc. Ph: (604) 797-4411
Proposed expansion to include a new quad chair, lift, construction of two condominium buildings, with 40- and 25-units, and some roadwork (paving and straightening). Website: www.hemlockvalleyresort.com

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2005
Project ID: 1291
Start: May 2006
Finish: 2009
Last Update: Jun 2005

Boston Bar

Spuzzum Creek Power Project
Interpac Resources Ltd. Ph: (604) 881-2300
Run-of-river power project near Boston Bar to generate 29 MW of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2003
Project ID: 1009
Start: Spring 2006
Finish: Jun 2007
Last Update: Dec 2005

Boston Bar

Kookipi Creek Water Power Project
Global Cogenix Corporation Ph: (604) 682-2201
Proposed water power project near Boston Bar with up to 44 MW in combination with the nearby Log Creek water power project (see separate entry). Project may be submitted for BC Hydro's call for electricity.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 935
Start: ?
Finish: ?
Last Update. Dec 2005

Boston Bar

Log Creek Water Power Project
Global Cogenix Resources Ph: (604) 682-2201
Proposed run-of-river hydroelectric project approx 15 km northwest of Boston Bar in the Nahatlatch River watershed. Project may be submitted for the BC Hydro call for electricity.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2000
Project ID: 713
Start: ?
Finish: ?
Last Update: Dec 2005

Burnaby

Big Bend Crossing Retail Centre
Anthem Properties Ph: (604) 689-3040
A 330,000 sq ft specialty retail center located on Marine Way. Second reading was completed by Burnaby City Council. Website: www.anthemproperties.com

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2005
Project ID: 1569
Start: Spring 2006
Finish: Spring 2007
Last Update: Dec 2005

Burnaby

Condominium Tower - 4250 Dawson Street
Millenium Development Corporation Ph: (604) 733-3100 (Architect)
Proposed 146 unit, 28-storey condominium tower and townhouses, will include some commercial development. Project located at 4250 Dawson Street has received second reading. Architect: Lawrence Doyle Architect.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2005
Project ID: 1630
Start: Summer 2006
Finish: Late 2007
Last Update: Dec 2005

Burnaby

MultiSport Centre of Excellence
Neville, Makaroff & Associates Ph: (604) 685-5575 (Media Liason)
The proposed five-storey, 158,000 sq ft sports facility, located on the corner of Kensington and Sprott Street, would include: an athletes village, gymnasium, sports-related medical, retail and restaurant facilities. Future phases would include artificial turf fields and hotel development. Website: www.multisportcentreofexcellence.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2005
Project ID: 1631
Start: Spring 2006
Finish: Summer 2007
Last Update: Dec 2005

Burnaby

Residential Tower - 4411 Lougheed Hw
Appia Development Group Ph: (604) 294-7794 (City of Burnaby)
Proposed 30 storey residential tower and office mid-rise with retail space at 4411 Lougheed Highway and Rosser Ave. Project to include gymnasium expansion of the Willingdon Heights Community Centre. Architect: Buttjes Architecture Inc.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Dec 2005
Project ID: 1572
Start: Summer 2006
Finish: Early 2008
Last Update: Dec 2005

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2. Mainland/Southwest

Burnaby

Library and Residential Development
Bosa Ventures Ph: (604) 299-3229
Proposed development at Kingsway and Edmonds St to include a 30,000 sq ft library and a residential tower located in the eastern end of the site. Second phase will include additional high density residential space.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1405
Start: Late 2006
Finish: 2009
Last Update: Dec 2005

Burnaby

Simon Fraser University - Athletic Centre and Stadium
Simon Fraser University Ph: (604) 291-4743
Proposed new athletic centre to include a soccer field with research and office facilities attached, as well as a stadium project that involves modifications to the existing Terry Fox field and the addition of covered seating and scoreboards. Provincial funding obtained. Awaiting funding decision from federal government.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2005
Project ID: 1396
Start: Fall 2006
Finish: Summer 2008
Last Update: Dec 2005

Burnaby

Station Square Redevelopment
Anthem Properties Group/The Beedie Group
Ph: (604) 689-3040 (Anthem Properties Group)
Proposed development to reconfigure the existing 302,680 sq ft of retail space and the addition of 2 or more towers for residential and office space. Very preliminary.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2005
Project ID: 1387
Start: ?
Finish: ?
Last Update: Sep 2005

Burnaby

Brentwood Centre Residential Development
Ledingham McAllister Communities Ph: (604) 662-3700
Proposed residential development in the Brentwood Town Centre on a 10 acre site on the north side of the Lougheed Hwy and bound by Beta Ave and Delta Ave. Plans include 665-units in six 4-storey apartment buildings and a 27-storey tower. Construction Managers: Marcon Construction Ltd.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1344
Start: Spring 2006
Finish: 2009
Last Update: Dec 2005

Burnaby

Simon Fraser University Health Sciences Building
Simon Fraser University Ph: (604) 291-4743
Proposed new 11,758 sq m health sciences building to provide classrooms and research labs for 650 undergraduate students and 150 graduate students. Plans also include office space for 40 faculty. The Provincial government is providing $34.5 million for this project.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2005
Project ID: 1343
Start: Jan 2006
Finish: Sep 2007
Last Update: Sep 2005

Burnaby

Burnaby Costco and Mixed Use Development
Costco Ph: (604) 294-7290 (Burnaby City)
A proposed mixed use development to include 150,000 sq ft of Costco warehouse and retail space, a 24,000 sq ft gas bar and an 8,500 sq ft Keg restaurant. The project is a move from Costcos current location at Lougheed Hwy and Brighton Ave location to the Eastbrook Executive Park. Rezoning application received second reading.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2004
Project ID: 1270
Start: Late 2005
Finish: Summer 2006
Last Update: Dec 2005

Burnaby

Burnaby Gateway Casino Expansion
Gateway Casinos Ltd Partnership Ph: (604) 412-0166
A proposed 100,000 sq ft casino complex at the Radisson Villa Hotel location on Willingdon Ave. Plans include demolishing the low rise portion of the hotel and building a new 3-storey building. Casino will include up to 1,000 slot machines, a 15-table poker room, 50 table games, high-limit gambling area, restaurant, conference centre, show lounge, and 400-seat sports bar. Project has gone to tender.

Status: Proposed
Est. Cost ($ million): 85
First Entry: Jun 2004
Project ID: 1150
Start: Early 2006
Finish: Spring 2007
Last Update: Dec 2005

Burnaby

Simon Fraser University - School for the Contemporary Arts Building
Simon Fraser University Ph: (604) 291-4743
New space for the School will consist primarily of studio facilities to support undergraduate instruction in film, video, dance, theatre, art and culture studies, music, and the visual arts. Support space also will be planned to house faculty, support staff, and graduate students. Development Permit application has been submitted for the downtown Vancouver campus.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 932
Start: Early 2006
Finish: Late 2006
Last Update: Dec 2005

Burnaby

Burnaby Lake Rejuvenation Project
City of Burnaby Ph: (604) 294-7944
Removal of approx 400,000 cubic metres of sediment from Burnaby Lake to allow creation of an international standard rowing course (2,170 m long). Received Environmental Assessment Act approval. Funding is approved from several partners.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2002
Project ID: 821
Start: Early 2006
Finish: Spring 2007
Last Update: Dec 2005

Burnaby

Metrotower III
Ivanhoe Cambridge Ph: (604) 438-4710
Proposed 350,000 to 425,000 sq ft tower adjacent to Metrotowers I and II. Major tenant is being sought. No further development expected before 2007.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 1998
Project ID: 421
Start: ?
Finish: ?
Last Update: Mar 2005

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Chilliwack

Canada Education Park
City Chilliwack/UCFV/Justice Institute/Province of BC
Ph: (604) 792-9311 (City Chilliwack)
Proposed education and research park to be located on a 200 acre site on former CFB Chilliwack lands. Plans include the RCMP Pacific Training Academy, new campus for the University College of the Fraser Valley (UCFV), and new facilities for the Justice Institute. Plans also include a new Chinese Cultural University, which will be developed by UCFV and 2 affiliated post-secondary institutions based in Beijing (Beijing Concord College of Sino-Canada, and the College of Arts and Science of Beijing Union University). A research and development centre focused on gaining value from BC wood products, to be operated by UCFV, will be developed, as well as space for other research or education related industries. Early planning stage.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Jun 2005
Project ID: 1395
Start: Late 2006
Finish: 2009
Last Update: Dec 2005

Cloverdale

Residential Development - 17756 57A Avenue
WG Architect Inc. (Owner's Rep) Ph: (604) 331-2378 (Architect)
Proposed apartment development to include 91-units in a 4-storey building at 17756 57A Ave. Architect: WG Architect Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1327
Start: Spring 2006
Finish: Fall 2007
Last Update: Sep 2005

Coquitlam

Douglas College Health Sciences Building
Douglas College Ph: (604) 527-5400
Proposed 9,720 sq m health sciences building to include classrooms, academic offices, study space, and nursing, science and computer labs. Plans also include renovations to the library to provide more library, laboratories and food service space, and conversion of the 724 m of vacant space at the Royal Ave campus into classrooms. Funding of $32 mil from the Provincial government was announced in Apr 2005. Architect: Carlberg Jackson Partners.

Status: Proposed
Est. Cost ($ million): 36
First Entry: Jun 2005
Project ID: 1408
Start: Spring 2006
Finish: Jan 2008
Last Update: Sep 2005

Coquitlam

Regency Retirement Resort
Avenir Homes Ph: (604) 597-7100 (Architect)
Proposed retirement resort to include 163-units in a 26-storey building at 2992 Glen Dr. Additional amenities include a theatre, pool, jacuzzi, wellness centre, multi-purpose room and dining hall. Approvals acquired. Architect: Barnett Dembek Architects Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1309
Start: Early 2006
Finish: Late 2006
Last Update: Sep 2005

Coquitlam

VU - 555 Delestre Residential Development
MetroCan Construction Ltd. Ph: (604) 583-1174
Proposed development to include 278-units of condominiums in two buildings, an 18-storey building and a 14-storey building, as well as 10 ground level townhouses. Development permit is currently under review. Architect: Dikeakos and Cotter Architects.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1359
Start: Early 2006
Finish: Summer 2007
Last Update: Sep 2005

Coquitlam

Touchstone Residential Development
Polygon Homes Ph: (604) 877-1131
Proposed residential containing approx 750-units of apartments, townhouses and single-family homes to be located at 3075 Pathan Ave, and 1340 and 1350 Pipeline Rd. Site is located at the north edge of Town Centre Park. The project is currently in the rezoning and development permit process. Architect: Ramsay Worden Architects Ltd.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2004
Project ID: 1261
Start: Summer 2006
Finish: 2012
Last Update: Jun 2005

Coquitlam

Burke Mountain Secondary School
School District 43 (Coquitlam) Ph: (604) 939-9201
A proposed new school with a capacity for 1,200 students in a 11,770 sq m space, plan would retain the existing gymnasium. Feasibility study to acquire a site is underway as of Jun 2005. Funding has been approved.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1154
Start: Summer 2006
Finish: Summer 2007
Last Update: Dec 2005

Coquitlam

Gateway Project - North Fraser Perimeter Road
BC Ministry of Transportation Ph: (604) 456-2420
Proposed route to provide improved trucking and vehicle route. The NFPR would include the north end of the Queensborough Bridge along Front, Columbia and Brunette in New Westminster, with an extended United Boulevard through Coquitlam along Hwy 7 to the north end of the New Fraser River Crossing. Project is in the planning stage. The Pitt River Bridge portion of the NFPR project is scheduled to start construction in the Spring of 2006.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Project ID: 938
Start: Early 2007
Finish: 2009
Last Update: Sep 2005

Coquitlam

Glen Drive Residential/ Commercial Development
Pacific Glen Land View Ph: (604) 731-3391
Proposed 20-storey, 230,000 sq ft, high-density residential complex with a 4-storey, 10,500 sq ft commercial space building at 2957 Glen Dr. Two structures from previous phases are completed. The third structure and tower had a development permit, but it has expired. Project may be reactivated.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 177
Start: ?
Finish: ?
Last Update: Sep 2005

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2. Mainland/Southwest

Delta

Boundary Bay Airport Redevelopment
The Corporation of Delta Ph: (604) 946-4141
Proposed improvements to the Boundary Bay Airport that will be public and privately funded. The development will include a new terminal building and aviation industry related commercial development on 150 acres. Public consultation underway.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2005
Project ID: 1637
Start: Fall 2006
Finish: Late 2009
Last Update: Dec 2005

Delta

Roberts Bank Container Expansion Program Terminal 2 and Deltaport 3rd Berth
Vancouver Port Authority Ph: (604) 665-9000
A proposed container expansion program at Roberts Bank consists of two projects to increase capacity from the current 900,000 TEUs to 3 million TEUs: Terminal 2 and the Deltaport Terminal Expansion. Terminal 2, with a cost of $750 million, is a new container port at Roberts Bank, which involves filling and dredging, and would be located adjacent to the existing Deltaport Container Terminal. The Deltaport Terminal Expansion project, with a cost of $272 million, involves constructing a third berth, and the preferred site of the U-shaped design is in front of the current footprint of the terminal on the south side. An Environmental Assessment Act application for Deltaport was submitted in Feb 2005. Website: www.portvancouver.com

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Dec 2002
Project ID: 863
Start: Early 2006
Finish: Summer 2010
Last Update: Dec 2005

Furry Creek Area

Porteau Cove Residential Development
Squamish First Nation/Concord Pacific
Ph: (604) 894-6371 (Squamish-Lillooet Regional District
Major residential development is proposed for 476 ha on a site that is 4 km south of Furry Creek and 20 km north of Lions Bay. Plans include up to 1,400 units of single and multi-family and mixed use homes, and a commercial area. Plans also include 295 ha of open space. The project is in rezoning review.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Mar 2005
Project ID: 1342
Start: Fall 2006
Finish: 2016
Last Update: Dec 2005

Harrison Lake

Harrison Highlands Resort and Residential Development
NewGen Harrison Development Inc. Ph: (604) 796-1056
Proposed resort community to include 350 residences in a variety of lodge suites, six-plex suites, chalets, and cottages on 90 acres at Mount Woodside outside of Harrison Lake. Project will be built in phases. Phase 1 includes the Woodside Village lodge, which will contain a conference centre, spa and swimming pools, and 100-units of housing. The project is in the development permit stage. Architects: Pelman & Associates/CHP Architects. Website: www.harrisonhighlands.ca

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1192
Start: Spring 2006
Finish: 2009
Last Update: Dec 2005

Hope

Cogburn Magnesium
Leader Mining International (Calgary)
Ph: (250) 356-7475 (BC Env Assessment Office)
250,000 tonnes/yr quarry to produce magnesium silicate and 120,000 tonnes/yr hydrometallurgical facility to process the ore to magnesium planned for the area near Ruby Creek between Harrison Lake and Hope. Will require secure energy supply of 250 MW. Environmental studies underway. Environmental assessment proccess expected to begin in Spring 2006.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2002
Project ID: 836
Start: ?
Finish: ?
Last Update: Sep 2005

Langley

North East Gordon Estates Mixed Use Development
Township of Langley Ph: (604) 533-6056 (Township of Langley)
Proposed plan for the 84 hectare area between 205 to 210 Street and 68 to 72 Avenues, includes low-rise apartments, townhouses and single family dwellings. A commercial center is planned for the southeast corner of 72 Avenue and 208 Street and a future school site will be located at 68 Avenue and 206 Street. Greenways will be retained in the neighbourhood. Third reading expected in Jan 06.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Dec 2005
Project ID: 1629
Start: Summer 2006
Finish: 2009
Last Update: Dec 2005

Langley

204 Street Overpass
Ministry of Transportation Ph: (604) 514-2800 (Langley City)
Proposed overpass within the City of Langley at the intersection of Highway 10 (the Langley By-Pass) and 204th Street. Contract has been awarded as a joint venture between BA Blacktop and Vancouver Pile Driving. Design and construction is being undertaken by the City of Langley, with funding from several levels of government including Infrastructure Canada Project funding.

Status: Proposed
Est. Cost ($ million): 37
First Entry: Dec 2004
Project ID: 1238
Start: Feb 2006
Finish: Late 2007
Last Update: Dec 2005

Langley

Gateway Program - Golden Ears Bridge
TransLink Ph: (604) 453-4500
Planned new crossing, with an expected six lanes, of the Fraser River to link Surrey-Langley on the south side with Maple Ridge-Pitt Meadows on the north side of the river. Included in the proposed design is a connector to Maple Ridge. An agreement regarding bridge design, construction, operation and maintenance was signed between TransLink and the four municipalities involved. The contract has been awarded to Golden Crossing Group to design, build, operate and maintain the bridge and the associated road networks. (also see South Fraser Perimeter Road, id 449) Website: www.translink.bc.ca/GoldenEarsBridge

Status: Proposed
Est. Cost ($ million): 650
First Entry: Mar 2003
Project ID: 873
Start: Early 2006
Finish: Summer 2009
Last Update: Dec 2005

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Langley

Village at Fraser Mills
ParkLane Homes Ph: (604) 648-1800
Development on the 84 acre Interfor mill site on Glover Rd. Initial proposals includes 3700 units of mixed housing including low rise and high rise buildings and 190,000 sq ft of retail space and 100,000 sq ft of office space. Public consultation on the concept is underway. An amendment to the Official Community Plan and rezoning will be required. Architect: Beedie Group.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Sep 2002
Project ID: 833
Start: Spring 2006
Finish: 2011
Last Update: Dec 2005

Lillooet region

Melvin Creek/Cayoosh Mountain Resort
NGR Resorts Inc. Ph: (250) 578-6941
Proposed four-season, 14,000-unit mountain tourism resort development between Pemberton and Lillooet. Estimated 670 construction jobs and 3,600 operating jobs. Environmental Assessment Act approval granted. Further planning work includes a ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval-in-principle to develop and operate. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will proceed. There has been an extension to the Environmental Review approval.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 1997
Project ID: 86
Start: ?
Finish: ?
Last Update: Sep 2005

Maple Ridge

Townhouses at Maple Crest
Genstar Development Company Ph: (604) 299-4325
Proposed townhouse development to include 120-townhouses on 240th St. N. Website: www.maplecrest-gdc.com/homesites.html

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2005
Project ID: 1311
Start: Early 2006
Finish: 2008
Last Update: Dec 2005

Mission

Silver Creek Business Park
Solterra Development Corp. Ph: (604) 820-3789 (District of Mission)
Proposed 39 acre business park with highway, rail, and riverfront access, to include 20 lots on the south side of the Lougheed Hwy east of Nelson Street.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1419
Start: Spring 2006
Finish: 2010
Last Update: Dec 2005

Mission

Southwest Mission Housing Development
Genstar Development Co Limited/Madison Group Ph: (604) 299-4325
Proposed residential development on 604 ha in the Silverdale area to include housing for up to 30,000 people. First neighbourhood project would include single-family, multi-family and commercial space on 300 acres. Amendment to OCP was approved.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2004
Project ID: 1243
Start: 2008
Finish: 2018
Last Update: Dec 2005

Mission

Upper Harrison Hydroelectric Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Four interconnected run-of-river hydroelectric projects in the vicinity of upper Harrison Lake (Upper Stave River, Lamont Creek, Upper Fire Creek, and Tipella Creek) would generate 60-80 MW of electricity. The project will be reviewed under the BC Environmental Assessment Act - expected to submit an application in early 2006.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 2004
Project ID: 1286
Start: Summer 2007
Finish: Fall 2010
Last Update: Dec 2005

New Westminster

Anvil Residential Development
United Properties Ltd. Ph: (604) 777-2666
A 100 unit condominium project located at Brunette and Kearney. Website: www.liveatanvil.com

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2005
Project ID: 1593
Start: Spring 2006
Finish: Spring 2007
Last Update: Dec 2005

New Westminster

Labatt's Site Mixed Use Development
WesGroup Income Properties Ph: (604) 632-1727
Proposed re-development for the Labatt's site as a residential, retail and commercial use project that may also include health services and live-work units. Architect: IBI/Henriquez Partners Architects. Very preliminary.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2005
Project ID: 1625
Start: ?
Finish: ?
Last Update: Dec 2005

New Westminster

Plaza 88 Complex
Degelder Group & Charter Pacific Developments Ph: (604) 688-1515
Project will feature three residential towers of 33, 35, and 37 storeys including a fourth tower to be added later. The Plaza will be integrated with the New Westminster Sky Train station, which will be enclosed. The towers will provide 600 condos from the tenth floor up with each of the ninth floors containing amenities.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2005
Project ID: 1478
Start: Mar 2006
Finish: Spring 2008
Last Update: Dec 2005

New Westminster

Royal City Centre Mixed Use Tower
Goodman Real Estate Ph: (604) 685-3529 (Architect)
Proposed 22-storey mixed use development over Zeller's on the corner of Sixth Avenue and Eighth Street will contain 206 residential units, 38 of which will be designated seniors rental housing. There will be additional commercial units on Sixth and Eighth Streets, and expanded floor space for the existing Zellers. Development permit application is currently being processed. Architect: Wensley Architecture.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2005
Project ID: 1437
Start: Spring 2006
Finish: Fall 2007
Last Update: Dec 2005

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New Westminster

Azure Residential Towers
Degelder Construction Ltd. Ph: (604) 688-1515
Development to include four residential towers adjacent to the New Westminster SkyTrain station between Carnarvon and Columbia Streets. Phase 1 includes two towers that rise 320 and 292 feet above street level. Azure I has completed sales, and Azure II is in pre-sales. Architect: Stantec Architecture Ltd. A $60 million, 170,000 sq ft retail centre will be integrated with the development and the New Westminster SkyTrain station.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2004
Project ID: 1139
Start: Spring 2006
Finish: Aug 2008
Last Update: Dec 2005

New Westminster

New Westminster Casino Development
Gateway Casinos Ltd Ph: (604) 521-3711 (City of New Westminster)
A proposed destination-style casino complex to replace New Westminster's existing riverboat casino. Project will be built in four phases. Plans include a new facility at 350 Gifford St to include 600 slot machines, 62 gaming tables, a 300-seat restaurant, and sports bar, and two 200-room hotel strata buildings. Phase 1 includes the casino and restaurant.

Status: Proposed
Est. Cost ($ million): 65
First Entry: Jun 2004
Project ID: 1149
Start: Late 2005
Finish: 2008
Last Update: Sep 2005

New Westminster

Waterfront Development Complex
Larco Investments Ltd. Ph: (604) 925-2700
Proposed five-tower and townhouse complex on the 600 to 700 block of Front St totalling 900,000 sq ft includes a 45,000 sq ft, $18-million Fraser River Discovery Centre which has conceptual planning underway. Current plan includes five towers to provide 911 housing units, 25 townhouses, a 4-storey podium for off-street parking and a wider waterfront esplanade. Project has received a development permit.

Status: Proposed
Est. Cost ($ million): 285
First Entry: Dec 1997
Project ID: 94
Start: Spring 2006
Finish: 2009
Last Update: Dec 2005

North Vancouver

Neptune Bulk Terminals Expansion
Neptune Bulk Terminals (Canada) Ltd. Ph: (604) 985-7461
Proposed expansion to the Neptune Bulk Terminals potash storage facility in two phases, with $26.2 million designated for new storage and $66.8 million for rebuilding existing facilities. Neptune is currently seeking public input and Port Authority approval. Website: www.neptuneterminals.com

Status: Proposed
Est. Cost ($ million): 93
First Entry: Dec 2005
Project ID: 1628
Start: Early 2006
Finish: Early 2009
Last Update: Dec 2005

North Vancouver

Foot of Lonsdale Development
North Vancouver City Ph: (604) 985-7761
The Foot of Lonsdale Planning Study conducted by Busby & Associates suggests a new pier with floating commercial uses be connected to the Lonsdale Quay, as well as an enhanced pedestrian connection between Lonsdale Quay and Lonsdale Ave and a mixed-use building. Public consultation being held. Very preliminary. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 964
Start: ?
Finish: ?
Last Update: Dec 2005

North Vancouver

Commercial Complex - 879 Marine Drive
Jim Pattison Group/Overwaitea Foods/Westbank Ph: (604) 688-6764
A Save-On-Foods store to be located at the existing Ford dealership near Capilano mall. Rezoning for a shopping mall was completed by the previous owner. The commercial component is currently in the planning stages. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2002
Project ID: 826
Start: ?
Finish: ?
Last Update: Dec 2005

North Vancouver

Seymour Creek Village
Squamish Nation/Kingswood Capital Corp./Progressive Properties
Ph: (604) 892-5166
Proposed 430,000 sq ft of commercial and retail development over 12 ha. One of the big box retail outlets will be 116,000 sq ft. Tentative retailers include Home Depot, Best Buy, Office Depot and Michaels. Project in development stage and has been approved by band council and members. The development will be constructed in four stages. Architect: Urban Design Group Architects.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2001
Project ID: 723
Start: Spring 2006
Finish: 2008
Last Update: Sep 2005

Pemberton

Ryan River Hydro Project
Ryan River Joint Venture Ph: (604) 683-8271
Proposed run-of-river hydroelectric power project on the Ryan River approx 7 km north of Pemberton. Project is a joint venture between Summit Power and Regional Power Inc. Project may be submitted for the BC Hydro call for electricity.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Project ID: 867
Start: Spring 2007
Finish: Spring 2009
Last Update: Sep 2005

Pemberton

Mkw'alts (Ure) Creek Water Power Project
Mkw'alts Energy LP Ph: (604) 633-9990
Proposed 49 MW run-of-river hydroelectric project near Mount Currie. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Environmental approvals received. Rezoning required.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2002
Project ID: 805
Start: ?
Finish: ?
Last Update: Dec 2005

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Pemberton Region

South Meager Creek Geothermal Project
Western GeoPower Corporation Ph: (604) 662-3338
A proposed 100 MW geothermal electric power plant located 70 km west of Pemberton. Plans include an 80 km transmission line to connect the plant to the BC Hydro grid. Project is in the pre-application stage of the Environmental Assessment process. Website: www.geopower.ca

Status: Proposed — Start: Fall 2007
Est. Cost ($ million): 276 — Finish: Fall 2009
First Entry: Sep 2004 — Last Update: Dec 2005
Project ID: 1206

Pitt Meadows

Gateway Program - Pitt River Bridge
BC Ministry of Transportation Ph: (604) 453-3028
Announced plans for a new 6-lane bridge over the Pitt River to replace the two existing 2-lane Pitt River bridges. Bridge will connect Pitt Meadows to Port Coquitlam on Hwy 7, and plans also include an interchange at Mary Hill Bypass and Lougheed Hwy. Project is part of the Gateway Transportation Strategy - North Fraser Perimeter Road (see separate entry id 938). Funding from federal government was announced in Oct 2005.

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 200 — Finish: 2008
First Entry: Jun 2005 — Last Update: Dec 2005
Project ID: 1385

Pitt Meadows

Airport Industrial Park -South Harris Business Park
Pitt Meadows Airport Ph: (604) 465-8977
A proposed 65 acre light industrial park to be developed at the site currently known as the airport lands. Development is expected to include storage facilities, retail warehouse office space, and restaurant space. Some of the buildings will be build-to-suit.

Status: Proposed — Start: Early 2007
Est. Cost ($ million): 100 — Finish: 2010
First Entry: Sep 2003 — Last Update: Dec 2005
Project ID: 1007

Port Coquitlam

Coast Meridian Overpass
TransLink Ph: (604) 453-4575
A proposed bridge to span the CP Railyards would be a medium-span, two-lane bridge that includes pedestrian and cyclist lanes. Project is expected to go to tender in Early 2006.

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 87 — Finish: 2007
First Entry: Dec 2002 — Last Update: Dec 2005
Project ID: 842

Port Coquitlam

Dominion Triangle Commercial Park
TownLine Developments Ph: (604) 276-8823
Proposed development west of the Pitt River between Dominion St and Lougheed Hwy of 600,000 to 900,000 sq ft of commercial and retail space in several buildings. Rezoning is required for much of the land.

Status: Proposed — Start: Summer 2006
Est. Cost ($ million): 60 — Finish: 2011
First Entry: Jun 2001 — Last Update: Sep 2005
Project ID: 748

Port Coquitlam

Coast Meridian Highway Bypasses
Port Coquitlam City Ph: (604) 927-5420
A transportation study by the city identified the need for the bypasses as part of a medium and long term strategy to improve the city's transportation network. A proposal included two overpasses in Port Coquitlam, a $39-million overpass above the CP Rail yard, and a $9 to 12-million underpass (depending on one or two lanes built) on Shaughnessy St to connect the north and south portions of the city. Project is expected to go to tender in Spring 2006.

Status: Proposed — Start: Summer 2006
Est. Cost ($ million): 60 — Finish: 2007
First Entry: Sep 1999 — Last Update: Dec 2005
Project ID: 619

Port Moody

Murray-Clarke Connector
City of Port Moody/TransLink Ph: (604) 469-4543
Proposed east-west crossing in Port Moody. Plans include extending Murray St west of Mary St to a 4-lane overpass above the railway tracks near Queens St, then following Vintner St. West of Douglas St the road would connect to Clarke, and the section of Clarke, from Barnet to Douglas, would be widened to four lanes. Connector is the completion of the Barnet Hwy HOV project. Design is delayed until funding by TransLink is approved.

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 25 — Finish: 2008
First Entry: Dec 2004 — Last Update: Sep 2005
Project ID: 1256

Richmond

The Fullerton Condominiums
Concord Pacific Group Ph: (604) 681-8882
Proposed 11 storey mid-rise condominium development located at Ferndale and Garden City. The development will include 170 units of apartment and townhouse homes. Website: www.concordpacific.com

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 30 — Finish: Early 2008
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1626

Richmond

Versante Mixed Use Development
TOYU Lansdowne Developments Ltd. Ph: (604) 279-9722
A residential tower development, located at 8280 Lansdowne Road, consisting of 12-storey and 16-storey buildings with a total of 183 units. Amenities include a full service spa and wellness center. Project received Development Permit. Architect: GBL Architects. Website: www.versanteliving.com

Status: Proposed — Start: Jan 2006
Est. Cost ($ million): 30 — Finish: Spring 2007
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1589

Richmond

Residential Towers - 7360 Elmbridge Way
ONNI Group Ph: (604) 602-7711
3 high rise towers with 314 residential units at 7360 Elmbridge Way. Site preparation is currently underway. Architect: Lawrence Doyle Architects Inc.

Status: Proposed — Start: Early 2006
Est. Cost ($ million): 40 — Finish: Fall 2007
First Entry: Sep 2005 — Last Update: Dec 2005
Project ID: 1479

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Richmond

Fraser Reach Business Park
Beedie Group Ph: (604) 435-3321
A 20 acre business park on the Fraser River bordered by Nelson and Dyke Roads. Road construction and preloading of sites is underway. Toyo Tire Canada is the expected to occupy the first building in spring 2006. Website: www.beediegroup.ca

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2005
Project ID: 1451
Start: Early 2006
Finish: 2010
Last Update: Sep 2005

Richmond

Garden City Residences
Chandler Development Inc. Ph: (604) 692-0111
Residential development to include 211-units of condominiums and some townhouses in two 17-storey towers, to be located on Garden City Rd at Cook Rd on a 21 acre park. Architect: Gomberoff Bell Lyon Architects Group Inc. Website: www.gardencityliving.com

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2005
Project ID: 1353
Start: Early 2006
Finish: Spring 2007
Last Update: Dec 2005

Richmond

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
An application has been made to rezone a 17 acre site at the northeast corner of Alderbridge Way and Garden City Rd to allow construction of a 200,000 sq ft mall, of which 129,000 sq ft would be occupied by Wal-Mart.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1015
Start: Late 2006
Finish: Summer 2007
Last Update: Dec 2005

Richmond

Olympic Games - Speed Skating Oval
VANOC/City of Richmond Ph: (778) 328-2010
Development of a new long track speed skating oval which can be used after the Olympics for two hockey rinks, sporting events and trade shows. Project will be located along the Fraser River between No. 2 Rd Bridge and Dinsmore Bridge, and includes a $19 million City Centre Waterfront Park. Project manager is MHPM Project Managers Inc. Architect: Canon Johnston Architecture Inc. Website: www.2010commercecentre.com

Status: Proposed
Est. Cost ($ million): 155
First Entry: Mar 2003
Project ID: 910
Start: May 2006
Finish: Apr 2008
Last Update: Sep 2005

Richmond

Sea Island Way Mixed Use Development
Andrew Cheung Architects Inc (Owner's Rep)
Ph: (604) 685-2088 (Owner's Rep)
Original plans included a hotel, movie theatres, restaurants, offices and retail stores on an 11 acre site at No. 3 Rd and Sea Island Way. Project was on hold and has undergone changes. Current project is a large mixed use development to include approx 1,400 residential units on a 17.3 acre site. Plans included 12 residential towers, townhouses, as well as commercial space. Rezoning application is under review. Architect: Andrew Cheung Architects Inc.

Status: Proposed
Est. Cost ($ million): 350
First Entry: Sep 1998
Project ID: 469
Start: Fall 2006
Finish: Fall 2009
Last Update: Dec 2005

Richmond

Richmond Trade and Exhibition Centre
Tourism Richmond Ph: (604) 821-5477
Proposed 400,000 sq ft exhibition and trade centre. Target market will be large international trade and consumer exhibitions. Site chosen is bordered by Alderbridge Way, Garden City Rd and Westminster Hwy. Approximately 20 acres of land have been designated for the project. Negotiations on the land are being finalized.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Mar 1998
Project ID: 349
Start: 2007
Finish: Late 2008
Last Update: Dec 2005

Richmond

Richmond Hospital Expansion
Richmond General Hospital Ph: (604) 278-9711
Phases 1 and 2 of expansion completed. $40 million funding requested for proposed Phase 3 replacement of 5-storey north tower. Waiting for approval to proceed with planning. Currently in the conceptual planning stage. Architect: Wensley Spotowski Architectural Group.

Status: Proposed
Est. Cost ($ million): 76
First Entry: Dec 1997
Project ID: 197
Start: ?
Finish: ?
Last Update: Dec 2005

Sechelt

Bear Hydro Project
Regional Power Inc. Ph: (416) 593-4717
Proposed approx 16 MW run-of-river hydroelectric power project on Bear Creek near Sechelt. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. The project is in approvals processes.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 868
Start: Spring 2006
Finish: Late 2007
Last Update: Dec 2005

Squamish

Eaglewind Master Planned Community
Solterra Development Ph: (604) 528-6010
Proposed 435 townhouse and apartment neighbourhood on 10 ha, located in downtown Squamish, will include 4.5 ha of green space and a 10,000 sq ft Seniors Centre. The first project, Talon I, consists of 63 townhomes and is in pre-sales. Architect: Paul Merrick Architects Ltd. Website: www.eaglewindsquamish.com

Status: Proposed
Est. Cost ($ million): 80
First Entry: Dec 2005
Project ID: 1627
Start: Early 2006
Finish: Early 2011
Last Update: Dec 2005

Squamish

Squamish Wind Farm Project
Westtech Energy
Ph: (604) 894-6371 (Squamish-Lillooet Regional District
Wind turbine manufacturing plant proposed for a 5-ha site with an existing 250,000 sq ft building, located near the CN Rail tracks. Westtech Energy has acquired rights to the land where 50 kilowatts to one megawatt wind turbines would be built. The proposed plant would create 250 full-time jobs.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 2005
Project ID: 1638
Start: Late 2006
Finish: 2009
Last Update: Dec 2005

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Squamish

Pridham Residential Development
Pridham Development Inc. Ph: (604) 892-5217 (District of Squamish)
Proposed residential development to include 1,350 waterfront condominiums and townhouses on the site of a closed interfor sawmill. Property acquisition is underway.

Status: Proposed
Est. Cost ($ million): 800
First Entry: Jun 2005
Project ID: 1384
Start: 2007
Finish: 2010
Last Update: Dec 2005

Squamish

Factory Outlet Mall
Parallax Investment Ph: (604) 892-5217 (District of Squamish)
Proposed 100,000 sq ft shopping complex on Hwy 99 on a 10 acre site to include a new Wal-Mart store, Home Depot and a factory outlet mall. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1337
Start: ?
Finish: ?
Last Update: Dec 2005

Squamish

Squamish Oceanfront Development Corp.
Squamish Oceanfront Development Corp. Ph: (604) 815-5002
Plans to develop the downtown of Squamish will include former BC Rail lands transferred to the City Nov 2003. Conceptual plans include a waterfront hotel and convention centre, arts and culture centre, market, marina, passenger ferry terminal, small cruise-ship terminal and light industrial/ transportation. Public consultation during Dec 2003 led to a detailed design concept in Apr 2004. Partnered with Smart Growth On The Ground, an organization that works with sustainability principles.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2003
Project ID: 1033
Start: Spring 2006
Finish: 2010
Last Update: Sep 2005

Squamish

Ashlu Creek Hydroelectric Project
Ledcor Power Inc. Ph: (450) 928-2550
Proposed 230 GWh run-of-river hydroelectric development on 5.4 km of Ashlu Creek. The project was selected for an electricity purchase agreement under a BC Hydro call for green energy proposals. The project has obtained all key federal and provincial approvals. Rezoning was denied in Jan 2005 and the project has submitted a new rezoning application.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Dec 2000
Project ID: 715
Start: ?
Finish: ?
Last Update: Dec 2005

Surrey

Seniors Assisted Living Development
Progressive Intercultural Community Services Society
Ph: (604) 596-7722
Proposed second phase of a seniors assisted living facility. Phase 1 - Guru Nanak Niwas, 54 units, is completed. Start and finish dates are for Phase 2 ($10 mil) which will connect to the Phase 1 building. The new building will be a four-storey, wood-frame apartment complex with 72 one-bedroom assisted-living units. The development will connect and share services with the existing 54-unit supportive seniors housing complex located on the same site.

Status: Proposed
Est. Cost ($ million): 24
First Entry: Jun 2005
Project ID: 1444
Start: Mar 2006
Finish: Jun 2007
Last Update: Sep 2005

Surrey

Townhouse Development - 6577 - 192 Street
JRP Homes/Tung Sung Enterprises Inc. Ph: (604) 836-7411
Proposed 102-unit, 213,000 sq ft townhouse development at 6577-192 St to be built in three phases. Townhouses are 2-storeys plus one level for parking. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Mar 2005
Project ID: 1298
Start: Jan 2006
Finish: Spring 2007
Last Update: Dec 2005

Surrey

Grandview Corner Shopping District
First Pro Shopping Centre/Loblaw Properties Ltd. Ph: (604) 448-9112
Proposed 74,304 sq m retail shopping centre to be located on 25 acres at 15862 - 24 Ave and 2290 - 161 St, to be built in phases. Phase 1 major tenants include Wal-Mart, Home Depot, and Real Canadian Superstore. First Pro Shopping Centres will be developing approx 55, 289 sq m of the development, and Loblaw Properties Ltd will be developing approx 19,015 sq m.

Status: Proposed
Est. Cost ($ million): 130
First Entry: Dec 2004
Project ID: 1250
Start: Spring 2006
Finish: 2009
Last Update: Sep 2005

Surrey

Townhouse and Apartment Development - 6831 188 Street
Townline Ventures Ltd. Ph: (604) 276-8823
Proposed residential development on 8.41 acres at 6831 - 188 St. Plans include 151-units of 3-storey townhouses and a 4-storey wood-frame apartment building containing 48-units. Rezoning is required. Architect: Fougere Architecture Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1252
Start: Spring 2006
Finish: Spring 2007
Last Update: Sep 2005

Surrey

Welcome Home Development
Welcome Home Society Ph: (604) 591-4441 (City of Surrey)
Proposed residence, training centre and furniture outlet to be located at 68th Ave and King George Hwy. Plans may also include a small farm or ranch property. Rezoning review is underway.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1151
Start: Summer 2006
Finish: Fall 2007
Last Update: Sep 2005

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Surrey

Anndale Village Shopping Centre and Residential Development
Chandler Development Group Ph: (604) 692-0111
Proposed shopping mall to be located at Barnston Dr and 176 St will include 182,000 sq ft, 60 retailers, and be anchored by Thrifty's foods. Plans now also include townhomes. Rezoning is required.

Status: Proposed | Start: ?
Est. Cost ($ million): 34 | Finish: ?
First Entry: Sep 2003 | Last Update: Sep 2005
Project ID: 978

Surrey To New Westminster

Gateway Program - Port Mann Bridge Expansion
BC Ministry of Transportation Ph: (604) 660-2421
Proposed twinning of the Port Mann bridge, with a new two-lane span across the Fraser River between Coquitlam and Surrey/Langley. The project includes widening Hwy 1 and and related improvements including upgrading interchanges between Vancouver and Langley to current standards. The Province will be consulting with local governments and the public.

Status: Proposed | Start: Early 2007
Est. Cost ($ million): 800 | Finish: 2009
First Entry: Jun 2003 | Last Update: Sep 2005
Project ID: 939

Surrey/Delta

Gateway Project - South Fraser Perimeter Road
BC Ministry of Transportation Ph: (250) 356-1566
Proposed route to provide improved trucking and vehicle route to connect the Delta Port, Fraser Port, and CN Rail Intermodal facilities would involve a limited access four-lane, 40 km expressway to link Hwy 1 with the Tssawassen ferry terminal and the US Border. Planning and local consultations are underway. A summary report pertaining to alignment alternatives on the southwest Delta segment of the corridor was released for public review in May 2005. Also see project id 873 - Golden Ears Bridge. Website: www.gov.bc.ca/tran (Highway Projects)

Status: Proposed | Start: Summer 2006
Est. Cost ($ million): 800 | Finish: Fall 2008
First Entry: Sep 1998 | Last Update: Dec 2005
Project ID: 449

Tipella

Douglas Creek Water Power Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Major approvals completed. Rezoning required. Project may be submitted for the next BC Hydro call for power.

Status: Proposed | Start: Spring 2007
Est. Cost ($ million): 45 | Finish: Fall 2008
First Entry: Mar 2002 | Last Update: Sep 2005
Project ID: 806

Tipella

Fire Creek Water Power Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project may be submitted for the next BC Hydro call for power. Major environmental approvals completed. Rezoning required.

Status: Proposed | Start: Spring 2007
Est. Cost ($ million): 35 | Finish: Fall 2008
First Entry: Mar 2002 | Last Update: Sep 2005
Project ID: 807

Tipella

Stokke Creek Water Power Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project may be submitted for the next BC Hydro call for power. Major environmental approvals completed. Rezoning required.

Status: Proposed | Start: Spring 2007
Est. Cost ($ million): 38 | Finish: Fall 2008
First Entry: Mar 2002 | Last Update: Sep 2005
Project ID: 808

Tsawwassen

Vancouver Island Transmission Reinforcement Project
B.C. Transmission Corp. Ph: (604) 699-7300
Proposed plan to upgrade transmission lines running through Tsawwassen in the Lower Mainland in order to service the power needs of Vancouver Island and the Gulf Islands by replacing existing overhead lines with new overhead or underground lines and cables that would carry nearly double the voltage, from the current 138 kV to 230 kV. Public meetings have been held and several options reviewed. The BC Transmission Corporation application to the BC Utilities Commission has been submitted and revised draft Terms of Reference (TOR) submitted Nov 2005 for regulatory review and approval. An additional TOR will be prepared for review and approvals by several US federal agencies, such as the Department of Energy, as a portion of the proposed project (12 km) will pass through US territorial waters. Website: www.bctc.com/engagement/projects/vitrp.shtml

Status: Proposed | Start: Spring 2007
Est. Cost ($ million): 224 | Finish: Oct 2008
First Entry: Mar 2005 | Last Update: Dec 2005
Project ID: 1329

Vancouver

819 Seymour Tower
MacDonald Development Corporation Ph: (604) 331-6018
Proposed 35 storey tower to be constructed at the site of Capitol 6 theatre. The project is to include a major expansion of the Orpheum Theatre.

Status: Proposed | Start: Summer 2006
Est. Cost ($ million): 40 | Finish: Late 2007
First Entry: Dec 2005 | Last Update: Dec 2005
Project ID: 1640

Vancouver

Avedon Condominiums
Polygon Homes Ph: (604) 877-1131
Proposed 12 storey, 45 unit condominium development located at West 14th and Hemlock. Website: www.polyhomes.com/avedon

Status: Proposed | Start: Spring 2006
Est. Cost ($ million): 20 | Finish: Fall 2007
First Entry: Dec 2005 | Last Update: Dec 2005
Project ID: 1609

Vancouver

Camera Residential Development
Intracorp Developments Ph: (604) 801-7000
Proposed residential mid-rise with 65 apartment and 12 townhome units in a 10-storey building, located in South Granville. Architect: Ramsay Worden Architects. Website: www.cameraliving.com

Status: Proposed | Start: Early 2006
Est. Cost ($ million): 20 | Finish: Spring 2008
First Entry: Dec 2005 | Last Update: Dec 2005
Project ID: 1573

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Vancouver

Fairmont Pacific Rim Vancouver Hotel
Westbank Projects/Peterson Investment Group
Ph: (604) 873-4333 (Architect)
Proposed 415-room Fairmont hotel on 18 lower floors, and 173-unit luxury condominium development on 26 floors located at Burrard and Canada Place Way. Concept has been approved and development permit application expected in Jan 2006. Architect: James K. Cheng Architects

Status: Proposed
Est. Cost ($ million): 350
First Entry: Dec 2005
Project ID: 1575
Start: Jul 2006
Finish: Summer 2009
Last Update: Dec 2005

Vancouver

Holt Renfrew Pacific Centre Mall Expansion
Holt Renfrew Canada Ph: (416) 960-2918
Expansion of the current store from 67,000 sq ft to 121,000 sq ft including exterior improvements along Granville, Dunsmuir and Howe Streets.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2005
Project ID: 1635
Start: Spring 2006
Finish: Fall 2006
Last Update: Dec 2005

Vancouver

Native Youth Centre
Urban Native Youth Association Ph: (604) 254-7732
Development of a 65,000 sq ft, 3-storey centre for traditional skills learning, at 1670 E. Hastings Street. Funding has been approved for architectural planning and design phase.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2005
Project ID: 1633
Start: Late 2006
Finish: 2008
Last Update: Dec 2005

Vancouver

Whitecaps Waterfront Stadium
Vancouver Whitecaps FC Ph: (604) 871-6851 (City of Vancouver)
Proposed 15,000 seat soccer stadium to be built above the CP Rail tracks on Waterfront Road. Vancouver city council is reviewing the proposal. Website: www.whitecapsnewstadium.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2005
Project ID: 1571
Start: Late 2006
Finish: Fall 2009
Last Update: Dec 2005

Vancouver

Raffles on Robson Residential Tower
Aurmon Development Ph: (604) 689-8058
Proposed 22 storey condominium tower containing 150 units. Currently in the Development Permit approval process. Website: rafflesonrobson.com

Status: Proposed
Est. Cost ($ million): 35
First Entry: Sep 2005
Project ID: 1474
Start: Jan 2006
Finish: Fall 2007
Last Update: Dec 2005

Vancouver

Stella Mixed Use Development
350 Kingsway Development Ltd. Ph: (604) 677-1099
A 96 unit tower and podium with gardenhomes at 12th and Kingsway. The plans include retail on the ground floors. Website: www.liveatstella.com

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2005
Project ID: 1548
Start: Spring 2006
Finish: Fall 2007
Last Update: Dec 2005

Vancouver

1133 West Georgia Residential Development
Holborn Group Ph: (604) 687-2990 (Architect)
Proposed 167 m height mixed use tower to contain 200 hotel rooms and residential space. The project has recently been redesigned by architect Arthur Erickson in cooperation with Musson Cattell Mackey Architects. Rezoning has been approved.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Jun 2005
Project ID: 1411
Start: Late 2006
Finish: Fall 2008
Last Update: Dec 2005

Vancouver

Canadian Broadcasting Corporation Studio Renovation
Canadian Broadcasting Corporation/Government of Canada
Ph: (604) 662-6000
Planned renovation of the CBC studios at 700 Hamilton Street to renovate the 270,000 sq ft structure. Renovation funding depends on Treasury Board of Canada approval and City of Vancouver approval of the sale of part of the CBC property to Concord Pacific (see project id 1421) and approval for residential development in that area. The Urban Design Panel review is underway. Architect: Hotson Bakker Architects.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1422
Start: Jul 2006
Finish: Early 2008
Last Update: Sep 2005

Vancouver

Homer and Helmcken Residential Tower
Imperial Oil Ltd. Ph: (604) 683-4376 (Architect)
Proposed residential development of 15 storeys with 197 units, is located at 1133 Homer Street. Architect: Hancock Bruckner Eng & Wright. Website: www.hhyaletown.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2005
Project ID: 1410
Start: Mar 2006
Finish: Summer 2007
Last Update: Dec 2005

Vancouver

Queen Elizabeth Theatre Renovation
City of Vancouver/Vancouver Civic Theatres Ph: 604) 665-3050
Planned renovation of the Queen Elizabeth Theatre would include three tiers of balconies, and the plaza development plans include a 14 storey commercial building and/or a three-storey commercial structure. Architect: Proscenium Architecture and Interiors Inc.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Jun 2005
Project ID: 1420
Start: Summer 2006
Finish: 2008
Last Update: Dec 2005

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Vancouver

TV Tower and TV Tower Two
Concord Pacific Group Inc. Ph: (604) 899-8800
Proposed development on Canadian Broadcasting Corporation property using 32,000 sq ft of parking lot and plaza space, to include a 31-storey condo tower at Robson and Cambie, and a 16-storey condo tower at Robson and Hamilton Streets. The Project marketing began in mid Sep 2005. The property would be leased from the CBC. Architect: Walter Francl. Also see Canadian Broadcasting Corporation (project id 1422).

Status: Proposed
Est. Cost ($ million): 80
First Entry: Jun 2005
Project ID: 1421
Start: Spring 2006
Finish: Jan 2008
Last Update: Dec 2005

Vancouver

UBC - Museum of Anthropology Renewal Project
University of British Columbia Ph: (604) 822-0486
Extension of existing museum space for research laboratories and public gallery space. The tender process is expected to begin in Apr 2006. At schematic design stage. Prime Design Architect: Arthur Erickson.

Status: Proposed
Est. Cost ($ million): 49
First Entry: Jun 2005
Project ID: 1452
Start: Summer 2006
Finish: Jan 2008
Last Update: Dec 2005

Vancouver

1188 West Pender Residential Development
Pinnacle International Ph: (604) 988-1688
Proposed 31-storey residential tower with 110 dwelling units on a three-storey commercial/child daycare podium base, with four levels of underground parking. Development permit has been approved. Architect: Hancock Bruckner Eng & Wright.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2005
Project ID: 1296
Start: Mar 2006
Finish: Lat 2007
Last Update: Sep 2005

Vancouver

Eldorado Mixed Use Development
Equitas Developments Ph: (604) 879-9940
Proposed mixed use development at 2330 Kingsway to include two 24-storey residential towers containing 280-units, a SaveOn Foods grocery store, retail space and community amenity space. Currently in the rezoning process. Architect: Ankenman Marchand Architects.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2005
Project ID: 1364
Start: Fall 2006
Finish: 2009
Last Update: Dec 2005

Vancouver

Mixed Use Development - 826 West Hastings Street
Jameson Development Ph: (604) 732-7122
Proposed 37-storey mixed use tower to include residential, office and retail space. Rezoning approval received.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1363
Start: Early 2006
Finish: 2008
Last Update: Dec 2005

Vancouver

Evergreen Building Development
Cathedral Ventures Ltd. Ph: (604) 684-5446 (Architect)
Proposed demolition of the Evergreen Building at 1285 W. Pender. Plans include 61 dwelling units, 142,700 sq ft, in a 21 storey tower with townhouses and 4890 sq ft retail at grade. Development permit application is under review. Architect: Busby Perkins and Will.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1255
Start: Spring 2006
Finish: Fall 2007
Last Update: Sep 2005

Vancouver

Flatiron Residential/ Commercial Development 1277 Melville
Cathedral Development Group Ph: (604) 684-4181
Proposed 28-storey condominium tower to be located in Coal Harbour at 1277 Melville St. Plans include 69-units and 3 to 4 townhouses as well as a fitness room, spa area, meeting facilities and 3,500 sq ft of commercial space. Development permit application is under review. Architect: Busby & Associates Architects. Website: www.flatironliving.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1264
Start: Spring 2006
Finish: Summer 2007
Last Update: Dec 2005

Vancouver

Residential Tower - 999 Seymour Street
Townline Ventures Ltd. Ph: (604) 276-8823
Proposed 12-storey concrete high rise to contain approx 70 high end lofts, as well as fitness facilities. Architect: Acton Ostry Architects Inc.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1253
Start: Fall 2006
Finish: Late 2007
Last Update: Dec 2005

Vancouver

The Ceperley Mixed Use Development - Jameson House
Jameson Development Corp Ph: (604) 873-7344 (City of Vancouver)
Proposed 37-storey development at 838 W. Hastings St which will generate its own power and incorporate a water recycling system in the residential component. Plans include a mixed use building which will have 25-storeys of residential space above 8-storeys of office space and 3-storeys of retail and a restaurant, as well as the restoration of two heritage buildings on the site. Rezoning is approved. Architect: Foster and Partners.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1241
Start: Spring 2006
Finish: Spring 2007
Last Update: Dec 2005

Vancouver

ICORD Spinal Cord Research Centre
UBC/Vancouver Coastal Health Authority/Rick Hansen Man in Motion Foundation Ph: (604) 687-2990 (Architect)
Proposed development to become the world's largest spinal cord research centre (International Collaboration on Repair Discoveries - ICORD) located near Willow St and 10th Ave. The Canadian Foundation for Innovation and the BC Knowledge Development Fund have contributed nearly $13 million each towards construction of the 110,000 sq ft project. Architect: Musson Cattell Mackey Partnership. Website: www.icord.org

Status: Proposed
Est. Cost ($ million): 47
First Entry: Sep 2004
Project ID: 1212
Start: Early 2006
Finish: 2008
Last Update: Dec 2005

Vancouver

898 Seymour Mixed Use Development
Sol Terra Developments Ph: (604) 731-9053 (Owner's Representative)
Proposed two residential towers, commercial space and parking at grade, bounded by Seymour, Richards and Smithe Streets. Rezoning application has been approved.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1158
Start: Spring 2006
Finish: Early 2007
Last Update: Dec 2005

Vancouver

UBC - Centre for Interactive Research on Sustainability
UBC, SFU, BCIT, & Emily Carr Institute Ph: (604) 822-0486
A proposed 3-storey, 120,000 sq ft building on the Great Northern Way Campus to house and showcase research on building design, including emissions reduction, materials consumption and energy efficiency. Approximately 29,000 sq f of the 56,000 sq f facility will be available for lease to institutional and community partners. Construction tender is expected in Apr 2006.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1106
Start: Fall 2006
Finish: 2007
Last Update: Dec 2005

Vancouver

The Ritz Mixed Use Tower
Pinnacle International/Mondiale Ph: (604) 683-4376 (Architect)
Proposed mixed use 33-storey tower containing 170-units, and 10 townhouses, located at 1211 Melville St. Plans also include approx 52,000 sq ft of commercial space. Architect: Hancock Bruckner Eng & Wright. Website: www.liveattheritz.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2004
Project ID: 1094
Start: Late 2005
Finish: Late 2007
Last Update: Sep 2005

Vancouver

Vancouver Community College Expansion - King Edward Campus
Vancouver Community College Ph: (604) 443-8319
Planned expansion includes an additional 685,000 sq ft to the King George Campus, to be built in phases. Phase 1 would include a new building of up to 150,000 sq ft for School of Health Sciences and other programs. Province is contributing $33 million towards this project. Very preliminary.

Status: Proposed
Est. Cost ($ million): 49
First Entry: Dec 2003
Project ID: 1034
Start: Aug 2006
Finish: Jun 2008
Last Update: Sep 2005

Vancouver

East Fraserlands Development
City of Vancouver/ParkLane Homes/WesGroup Income Properties Ph: (604) 873-7276 (City of Vancouver)
The preliminary plans for this community on the Fraser River in Vancouver include a comprehensive neighbourhood for 10,000 people with a school, childcare facility, indoor recreation space, commercial space, parks and public open space. The 51 ha site is bounded by Marine Dr, Kerr St and Boundary Rd. Based on a policy statement on the project was approved by the City in Dec 2004, an Official Development Plan, completed late 2005, includes mid-rise residential towers, low-rise townhouses, and a commercial core. The rail-line will be retained, with construction of a possible future commuter station. Marketing for the first phase is expected to start in 2007.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Sep 2003
Project ID: 989
Start: 2007
Finish: 2026
Last Update: Dec 2005

Vancouver

Hastings Park Renovation and Casino
Great Canadian Gaming Corp. Ph: (604) 214-7777
Proposed renovation to Hastings Race Course and the addition of a casino with 600 slot machines. Slot machines will be located on the main floor of the racetrack in a 45,000 sq ft area separated from the horse races. Renovations would include building new stables and refurbishing the grandstands.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2003
Project ID: 1012
Start: Early 2006
Finish: Late 2006
Last Update: Dec 2005

Vancouver

Providence Legacy Project
Providence Health Care Ph: (604) 806-8566
Providence Health Care is proposing to renew its facilities in Vancouver by consolidating into a new 2 million sq ft hospital complex. The land for the facility, 17.2 acres in the False Creek Flats area, was purchased in Mar 2004. The consolidation would renew the acute care services of St. Paul's and Mount Saint Joseph hospitals, and allow for the redevelopment of Providence's elder-care facilities at Holy Family and St. Vincent's Heather hospital sites. Detailed site plans are underway, with a final proposal to the province to be submitted. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Project ID: 993
Start: ?
Finish: ?
Last Update: Dec 2005

Vancouver

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
A proposed 120,000 sq ft Wal-Mart store on S.E. Marine Dr near Main St. Plans also include an additional 50,000 sq ft for other retail and restaurant space. Rezoning was rejected by City Council on Jun 28, 2005. The proponent will consider re-applying in late 2005/early 2006. Architect: Busby, Perkins & Will Ltd.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 983
Start: Summer 2006
Finish: Spring 2007
Last Update: Jun 2005

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2. Mainland/Southwest

Vancouver

Maritime Museum - False Creek
Vancouver Maritime Museum Ph: (604) 257-8310
Proposed Maritime Museum of approx 75,000 sq ft is to be located at an undetermined site in southeast False Creek (previously planned for Coal Harbour). Currently in the preliminary planning stage. Site selection is expected by late 2005, with feasibility studies and building design to follow.

Status: Proposed — Start: 2008
Est. Cost ($ million): 30 — Finish: 2010
First Entry: Jun 2003 — Last Update: Sep 2005
Project ID: 944

Vancouver

Beaty Biodiversity Research Centre
University of British Columbia Ph: (604) 731-3103
Proposed new building of 9,200 sq m to contain research laboratories and specialized processing and research facilities for unique world class specimen collections of plants, fish, insects, vertebrates, fungi and fossils, supporting research into habitat, species and ecosystems. To be located on the site adjacent to the Biological Sciences building.

Status: Proposed — Start: Summer 2006
Est. Cost ($ million): 49 — Finish: Early 2008
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 896

Vancouver

North Fraser Marine Terminal
North Fraser Port Authority/TransLink Ph: (604) 273-1866
Marine shipping freight terminal on the north arm of the Fraser River. Several sites are being explored including the remaining 9 ha on the site of the former Canfor Eburne sawmill near the Arthur Laing bridge. In the planning stages.

Status: Proposed — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 866

Vancouver

Olympic Games - Hastings Park
VANOC Ph: (778) 328-2010
Renovations at the Hastings Park Pacific Coliseum for figure skating, short-track speed skating, the Agrodome for figure skating training, and installation of a new temporary facility for short-track speed skating training. Remaining facilities will be used for entertainment and community sport, culture and recreation purposes. Seat restoration began in the summer of 2005, completing in time for the World Junior Hockey Championships in December 2005. Website: www.2010commercecentre.com

Status: Proposed — Start: Jul 2007
Est. Cost ($ million): 23 — Finish: May 2009
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 905

Vancouver

Olympic Games - Hillcrest/ Nat Bailey Park Stadium Park
VANOC Ph: (778) 328-2010
Replacement of the existing Vancouver Curling Club with a new permanent community centre containing 10 to 12 ice sheets, 6,000 temporary spectator seats during the Olympic games, and will be converted after the Olympic games into curling sheets, a hockey arena, aquatic centre, gymnasium and community centre. Responses to a Request for Proposals, issued in summer 2005, are being reviewed. Website: www.2010commercecentre.com

Status: Proposed — Start: Apr 2007
Est. Cost ($ million): 28 — Finish: Aug 2008
First Entry: Mar 2003 — Last Update: Sep 2005
Project ID: 904

Vancouver

Olympic Games - University of British Columbia Thunderbird Sports Centre
VANOC Ph: (604) 827-5252
New winter sport centre to replace the existing Thunderbird Sport Centre, to be built for ice hockey competitions and training. Three ice sheets would be built, sized for the competitions, and later for academic and recreation purposes at UBC. Project will be built in two phases, with Phase 1 completing in Sep 2006 and Phase 2 completing in Dec 2007. Development permitting for phase 1 is almost complete. Website: www.2010commercecentre.com

Status: Proposed — Start: Lat 2005
Est. Cost ($ million): 41 — Finish: Dec 2007
First Entry: Mar 2003 — Last Update: Sep 2005
Project ID: 909

Vancouver

Olympic Games - Vancouver Olympic Village
Vancouver City/VANOC Ph: (778) 328-2010
Development of accommodation facilities for 2,800 athletes and team officials on 6 ha in the False Creek area to include dining halls, polyclinics, training facilities, convenience stores and other amenities. Permanent facilities include 56,700 sq m of rental housing and 3,300 sq m of commercial space. Design development process started Spring 2004 and is expected to conclude in Mar 2006. Infrastructure work is expected to start in early 2006, with village construction to begin in mid-2007. Contract negotiations to conclude in Mar 2007.

Status: Proposed — Start: Summer 2007
Est. Cost ($ million): 162 — Finish: Sep 2009
First Entry: Mar 2003 — Last Update: Sep 2005
Project ID: 912

Vancouver

955 and 969 Burrard Street - Residential Tower and New YMCA
Concert Properties Ltd. and YMCA Ph: (604) 688-9460
A proposal for replacement of the Downtown YMCA site (955 Burrard St) includes a 44-storey, 300-unit high rise condominium (proposed at the west end of the site, above the YMCA facility), and new 7,432 sq m YMCA facility, with the original heritage building on Burrard being preserved. Related to this is construction on the First Baptist Church site (969 Burrard St and 1017 to 1045 Nelson St) which includes seismic upgrade and partial restoration and designation of the interior, construction of 1,858 sq m (20,000 sq ft) of new affordable rental housing, 1,858 sq m (20,000 sq ft) community service facility, and a 16,722 sq m (180,000 sq ft) market residential building (24-storeys). Currently in rezoning phase. Architect: Stantec Architecture.

Status: Proposed — Start: Late 2006
Est. Cost ($ million): 120 — Finish: 2009
First Entry: Dec 2001 — Last Update: Dec 2005
Project ID: 783

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Vancouver

Amtrak Rail Improvements
Amtrak Ph: (800) 872-7245
Addition of a second train from Seattle to Vancouver to accommodate passenger demand which will require upgrades to the track and additional sidings on the Canadian portion. Some border improvements and sidings in Washington (Blaine) have commenced construction.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Project ID: 761
Start: Early 2006
Finish: Early 2007
Last Update: Dec 2005

Vancouver

Convention Centre Hotel (Burrard Landing)
Fairmont Developments Inc. Ph: (604) 893-8880
800-room hotel proposal linked to, but separate from, the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000 sq ft hotel at 201 Burrard received rezoning. Meeting rooms will be 45,000 sq ft and there will be a 15,000 sq ft ballroom. The hotel would be part of the Burrard Landing area of Coal Harbour. The property is being sold and development plans may be reviewed at that time.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2001
Project ID: 735
Start: ?
Finish: ?
Last Update: Dec 2005

Vancouver

Main Street Residential Development
Southeast False Creek Neighbourhood
City of Vancouver/Beedie Development Ph: (604) 637-3321
Proposed 150-unit residential building at Main St and East 1st Ave is part of a mixed-use neighbourhood to include residences for up to 4,000 people. Plans are for an 80 acre site bounded by Wylie St, 2nd Ave, Main St and Terminal Ave. Plans also include a 30,000 sq ft community centre, five childcare centres, a K-7 school, a 26 acre park and the 2010 Olympics athlete's village will also be located on this site (see separate entry). Project is in early stages of re-zoning.

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Sep 1999
Project ID: 595
Start: Fall 2006
Finish: 2010
Last Update: Dec 2005

Vancouver

Woodward's Building Redevelopment
City of Vancouver Ph: (604) 871-6198
Proposed development plan to convert the department store at 101 W. Hastings, previously owned by Woodward's. Westbank Projects/Peterson Investment Group, with Henriquez Partners as the architect, was selected to be the proponent in Sep 2004. The project now contains four buildings including SFU's School of Contemporary Arts, a retail/daycare and non-profit building, a 40-storey condominium tower, and a 25-storey commercial tower with some social/market housing. Website: www.city.vancouver.bc.ca/woodwards

Status: Proposed
Est. Cost ($ million): 280
First Entry: Dec 1997
Project ID: 163
Start: Summer 2006
Finish: Fall 2007
Last Update: Dec 2005

Vancouver Area

Coquitlam Light Rail Transit Line - Evergreen Line
TransLink Ph: (604) 453-4560
An expansion to Greater Vancouver's rapid transit network servicing the northeast area, from Burnaby to Coquitlam, is planned to be in place in the next decade. The line will feature ten stations over 11 kilometres linking neighbourhoods between Coquitlam, Port Moody and Lougheed city centres and connecting with buses, SkyTrain, West Coast Express and points beyond. The project is in the project definition and early public consultation stages. Also see the entry for RAV Rapid Transit line from Richmond to Vancouver (Project #914). Website: www.translink.bc.ca

Status: Proposed
Est. Cost ($ million): 800
First Entry: Sep 2003
Project ID: 992
Start: Early 2007
Finish: Nov 2009
Last Update: Dec 2005

West Vancouver

West Vancouver Community Centre
District of West Vancouver Ph: (604) 925-7125 (Project Info Line)
Proposed replacement of the existing Community Centre with a new and improved facility which will include a second Gymnasium, an atrium and connections to the West Vancouver Aquatic center and Seniors center. Demolition completed.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2005
Project ID: 1534
Start: Jan 2006
Finish: Fall 2007
Last Update: Dec 2005

West Vancouver

Cypress Mountain Ski Resort Expansion
Cypress Bowl Recreations Ltd. Partnership (CBR) Ph: (604) 926-5612
The Alpine Ski Area Master Plan includes a new base area, additional parking and three additional chairlifts on Mt. Strachan, including a gondola lift accessing a mountaintop restaurant. The plan also includes the installation of a ski lift and addition of 11 ha of new ski trails on the east face of Black Mountain. Olympic Games projects include $11 million for run modifications and spectator facilities for freestyle skiing and snowboarding competitions, plus small snowmaking facilities installation to service the Olympic venues. These facilities are expected to start construction in early 2006.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Dec 1997
Project ID: 187
Start: Spring 2006
Finish: 2009
Last Update: Sep 2005

Whistler

Peak to Peak Gondola Whistler
Whistler-Blackcomb Ph: (604) 938-7669
Proposed peak to peak gondola from Whistler to Blackcomb Mountain. Gondola will consist of 26 cars hanging 4 km above Whistler village, running from the Roundhouse to the Rendezvous. Project is in the public consultation phase.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2005
Project ID: 1570
Start: Summer 2006
Finish: Late 2007
Last Update: Dec 2005

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2. Mainland/Southwest

Whistler

Whistler Wind Farm Project
Whistling Wind/Whistler-Blackcomb Ph: (604) 938-7669
Proposed wind farm in the Whistler-Blackcomb area.The community and partner, Whistling Wind are conducting a 12 month study to determine the feasibility of wind tower location on the west side of Whistler Mountain. Potential power supply for 6000 homes.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Dec 2005
Project ID: 1636
Start: Early 2007
Finish: Late 2009
Last Update: Dec 2005

Whistler

The Lakelands at Green Lake
Chateau Nova Whistler Development Ltd. Ph: (604) 932-5535
(Whistler Municipality)
Major development to include multi-family housing, an international college and a golf course on a 113 ha site at the northwest end of Green Lake on the site of an old sawmill. Very preliminary.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2005
Project ID: 1383
Start: ?
Finish: ?
Last Update: Dec 2005

Whistler

Olympic Games - Whistler Olympic Entertainment Complex
VANOC Ph: (778) 328-2010
Proposed venue to house the Paralympic Games ice sledge hockey event, to be located at the north end of Whistler. Whistler Municipality is evaluating plans and total costs of this project. Website: www.2010commercecentre.com

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1314
Start: Apr 2007
Finish: Jul 2008
Last Update: Sep 2005

Whistler

Whistler Wastewater Treatment Plant Upgrade
Whistler Municipality Ph: (604) 932-5535
Infrastructure Canada Project funding designated for proposed upgrade to the existing wastewater treatment plant by utilizing a design-build-operate contract. The Resort Municipality of Whistler has short-listed four proponents for the upgrade of the wastewater treatment plant. Request for Proposal's (RFP) will be issued in Jan 2006. Website: www.whistlerwastewater.com

Status: Proposed
Est. Cost ($ million): 22
First Entry: Mar 2005
Project ID: 1374
Start: Spring 2006
Finish: Late 2008
Last Update: Dec 2005

Whistler

Olympic Games - Whistler Creekside Resort Modifications
Intrawest Ph: (604) 669-9777
Run modifications and spectator facilities to accommodate speed and technical alpine skiing events. Slalom and giant slalom alpine events, which were originally planned to take place on Blackcomb Mountain, will also take place on Whistler Mountain. First phases of tendering expected in late 2005.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Mar 2003
Project ID: 908
Start: Early 2006
Finish: Nov 2007
Last Update: Sep 2005

Whistler

Olympic Games - Whistler Nordic Competition Venue
VANOC Ph: (778) 328 2010
Development of 50 to 100 km of new trails and facilities for biathlon, cross country, Nordic combined, K90 and K120 ski jumps, and Paralympic Nordic events at the 2010 Olympic Games. Plans include three stadiums with a projected capacity of 12,000 in each. Designer and Master Planner: Sandwell Engineering. Received Environmental Assessment Act approval on Apr 5, 2005. Site preparation commenced.

Status: Proposed
Est. Cost ($ million): 102
First Entry: Mar 2003
Project ID: 906
Start: Late 2005
Finish: Oct 2007
Last Update: Sep 2005

Whistler

Olympic Games - Whistler Sliding Centre
VANOC Ph: (778) 328-2010
New bobsled, skeleton, and luge track to be built at the base of Blackcomb Mountain and converted after the Games for public use and athlete training. Architect: Stantec Architecture Ltd. Site preparation commenced in Jun 2005 to complete in late fall 2005. Website: www.2010commercecentre.com

Status: Proposed
Est. Cost ($ million): 55
First Entry: Mar 2003
Project ID: 907
Start: Late 2005
Finish: Oct 2007
Last Update: Sep 2005

Whistler

Olympic Games - Whistler/ Callaghan Valley Olympic Village
VANOC Ph: (778) 328-2010
Development of accommodation facilities for 2,700 athletes and team officials in 554 dwelling units on 23 ha at the Callaghan valley 13 km from Whistler. Project includes dining halls, polyclinics, training facilities, convenience stores and other amenities. The site will include a combination of temporary facilities (e.g. dining hall) and permanent facilities including 37,880 sq m of non-profit rental housing available to Whistler residents and 2,800 sq m of commercial space. After the Olympics, 216 rooms will be dedicated to an athlete training and accommodation centre. A conceptual site plan has been completed. Design development process to conclude in Nov 2005. Construction will be undertaken in two phases, with Phase 1 starting in Apr 2007 and Phase 2 starting in Apr 2008. Public meetings were held after which the Cheakamus South site near Function Junction was selected for the Village. Website: www.2010commercecentre.com

Status: Proposed
Est. Cost ($ million): 95
First Entry: Mar 2003
Project ID: 913
Start: Apr 2007
Finish: Sep 2009
Last Update: Sep 2005

White Rock

White Rock Town Centre
Bosa Properties Inc. Ph: (604) 299-1363
Proposed development to include 430 residential units and 72,000 sq ft of commercial space. Phase 1 will include a 12,500 sq ft Visual Arts Centre. Upgrading of Bryant Park, a 1 acre outdoor plaza with 2 outdoor amphitheatres is part of the town centre plan.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Dec 2005
Project ID: 1639
Start: Spring 2006
Finish: Early 2008
Last Update: Dec 2005

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STATUS: ON HOLD

Abbotsford

Abbotsford Residential Development
Michael Rosen Planning Cons. (Owner's Rep) Ph: (604) 925-0977
Approx 1,000 units of single- and multi-family residences at 35220 Cassiar Ave, near McKee Rd. Planning Consultant: Michael Rosen Planning Consultants.

Status: On hold
Est. Cost ($ million): 75
First Entry: Sep 1999
Project ID: 618
Start: ?
Finish: ?
Last Update: Dec 2005

Burnaby

Lake City Court Office Buildings
Tonko Novam Ph; (604) 684-1198
Total of 240,000 sq ft of office space at Lake City Court at 8081 Lougheed Hwy. The first of two low-rise office buildings is completed. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 35
First Entry: Jun 1998
Project ID: 419
Start: ?
Finish: ?
Last Update: Mar 2005

Chilliwack

Chipmunk Ridge Resort and Condominium Development
Ph: (604) 793-2906 (Chilliwack City)
Proposed single-family subdivision of 200 parcels in the Eastern Hillsides, including homes and townhomes for a total of over 700-units. There are tentative plans for a tram up the adjacent mountain, as well as hotels, restaurants, and golfing facilities. Rezoning has been approved. Website: www.chilliwackpartners.com

Status: On hold
Est. Cost ($ million): 50
First Entry: Sep 2003
Project ID: 1002
Start: ?
Finish: ?
Last Update: Dec 2005

Pitt Meadows

Swan-e-set Bay Resort Expansion
Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/ equestrian centre on 51 ha in the Pitt Polder area. This project is part of the 360 ha existing resort with two 18-hole golf courses and a clubhouse. Project is on hold.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 99
Start: ?
Finish: ?
Last Update: Mar 2005

Port Mellon

Howe Sound Pulp and Paper Electricity Generation Project
Howe Sound Pulp and Paper Ltd Partnership Ph: (604) 884-5223
Proposed new generation of 511 GWh of electricity at the pulp and paper mill using wood residue. Project was not selected for a BC Hydro power purchase contract in Apr 2003. Project may be redesigned. Very preliminary.

Status: On hold
Est. Cost ($ million): 150
First Entry: Dec 2002
Project ID: 855
Start: ?
Finish: ?
Last Update: Mar 2005

Richmond

Lingyen Mountain Buddhist Temple Expansion
Lingyen Mountain Buddhist Temple Ph: (604) 276-4000 (Richmond City)
Proposed expansion of a Buddhist monastery and temple on No. 5 Rd to a 165,000 sq ft walled compound with 5 temples around a courtyard, including one large, central temple to house a 100 ft high Bunyanesque Buddha in a 140 ft temple. Plans also include 700 parking spaces. The rezoning application has been withdrawn for design modifications, the owner may re-apply at a future date.

Status: On hold
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1322
Start: ?
Finish: ?
Last Update: Dec 2005

Squamish

Garibaldi at Squamish Ski Resort
Garibaldi at Squamish Inc. Ph: (604) 803-9514
Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600 ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, approx 2,400 dwellings (single- and multi-family) and 1,500 hotel rooms. The Garibaldi Springs Resort Hotel will contain 110-suites, a restaurant, bar, meeting and event space, fitness room, pool and jacuzzi. Website: www.garibaldiatsquamish.com

Status: On hold
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 119
Start: ?
Finish: ?
Last Update: Dec 2005

Surrey

Cartier Place Condominium Towers
Guildford Estates Ltd. Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975 -101A Ave, and 14970 -101A Ave. Plans are for 18-, 20- and 22-storeys above-grade. Approx 40,000 sq m total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 65
First Entry: Dec 1997
Project ID: 123
Start: ?
Finish: ?
Last Update: Sep 2005

Vancouver

UBC - Earth Sciences Centre
University of British Columbia Ph: (604) 822-2287
Geophysics and Astronomy building is to be replaced to allow expansion (188,500 sq ft) and renewal for Oceanography, Zoology and Botany departments. Project is on hold while funding is obtained. Architect: Busby Bridger & Associates/MBT.

Status: On hold
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 897
Start: ?
Finish: ?
Last Update: Dec 2005

Vancouver

False Creek North Hotel
Canadian Metropolitan Properties Ltd. Ph: (604) 682-0777
Proposed 30-storey, 300,000 sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457-rooms, restaurants, convention space. Zoning received. Project is on hold. Architect: Architectura.

Status: On hold
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 145
Start: ?
Finish: ?
Last Update: Dec 2005

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West Vancouver

Residential Development on Evelyn Drive
Ph: (604) 688-2300
Low rise and mid-rise residences on a 20-acre area above the Park Royal North shopping centre. An Evelyn Drive Area Planning Study is currently underway.

Status: On hold
Est. Cost ($ million): 100
First Entry: Jun 2005
Project ID: 1414
Start: ?
Finish: ?
Last Update: Dec 2005

STATUS: CONSTRUCTION STARTED

Abbotsford

Tabor Housing Society
Fraser Health Authority Ph: (604) 450-7881
104 unit assisted living development located at 31944 Sunrise Crescent. Partially funded by the Independent Living BC program.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2005
Project ID: 1615
Start: Jul 2005
Finish: Summer 2006
Last Update: Dec 2005

Abbotsford

Mt. Lehman Road Interchange Upgrade
BC Ministry of Transportation/City of Abbotsford Ph: (250) 824-2700
Replacement of the Mt. Lehman overpass including on/off ramps, improvements to Mt. Lehman Rd, a new four-lane structure and road to link Fraser Hwy and Old Yale Rd, and improvements to the Fraser Hwy. Project will be constructed in two phases. Phase 1, which includes a new four-lane bridge to replace the current overpass across the freeway, completed in Summer 2005. Phase 2 ($16.5 mil), which includes embankment work and the east-bound overpass, is underway.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Jun 2000
Project ID: 658
Start: Jan 2005
Finish: Summer 2006
Last Update: Sep 2005

Abbotsford

Abbotsford Regional Hospital and Cancer Centre
Access Health Abbotsford/BC Ministry of Health Services
Ph: (604) 557-2952
The Abbotsford Regional Hospital & Cancer Centre is the first Private Public Partnership (P3) Hospital to be built in Canada. The 300-bed, 60,000 sq m hospital and cancer treatment centre at Gladwyn Ave and Marshall Rd was previously known as the Fraser Valley Regional District General Hospital. Architect: Architectura. Website: www.abbotsfordhospitalandcancercentre.ca

Status: Construction started
Est. Cost ($ million): 355
First Entry: Dec 1997
Project ID: 89
Start: Dec 2004
Finish: Dec 2007
Last Update: Sep 2005

Britannia Beach

Britannia Mine Remediation Project
MacDonald Devt Corp/BC Mining Museum/Prov Gov't
Ph: (604) 331-6018
A major mining technology centre, a tourist destination and a single-family residential component are included in this project to remediate the site of an historic mining community. A water treatment plant has completed construction, and a small hydro-electric facility may be rebuilt. Website: www.britanniamine.ca

Status: Construction started
Est. Cost ($ million): 95
First Entry: Dec 2003
Project ID: 1048
Start: Spring 2004
Finish: 2010
Last Update: Dec 2005

Burnaby

Marine Way Centre
Anthem Properties Ph: (604) 689-3040
The 330,000 square foot centre will have a home improvement anchor tenant and a strip-mall building with spaces for commercial retailers, and additional retail space at Marine Way/Byrne Road.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Jun 2005
Project ID: 1456
Start: Fall 2005
Finish: Spring 2007
Last Update: Sep 2005

Burnaby

Marine Way Market
Westbank Properties Ph: (604) 685-8986
A 250,000 sq ft market north of the Marine Way Centre. Major anchor tenants include Save-On Foods, London Drugs and Canadian Tire.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1457
Start: Nov 2005
Finish: Fall 2007
Last Update: Dec 2005

Burnaby

Centrepoint Development
Intracorp Developments Ltd. Ph: (604) 801-7000
A 32-storey, 226 unit, 385,000 sq ft residential and retail development connected to the Metrotown shopping mall. Plans include a pedestrian bridge across Kingsway to Metrotown Centre and the Skytrain. Commercial component will complete construction in late 2006. Architect: Busby Perkins and Wills Architects Ltd. Website: centrepointliving.com

Status: Construction started
Est. Cost ($ million): 130
First Entry: Mar 2005
Project ID: 1339
Start: Jul 2005
Finish: Spring 2007
Last Update: Sep 2005

Burnaby

Glenrobin Residential Development
Polygon Homes Ph: (604) 877-1131
Residential development to contain 177 townhouses, and 200 apartment units in three 4-storey buildings, to replace an existing multi-family development located at Halston Crt, Sandlewood Cres, and Gildwood Dr. Plans also include an amenity centre. Architect: Rositch Hemphill Architects.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1263
Start: Sep 2005
Finish: Summer 2007
Last Update: Sep 2005

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Burnaby

Park 360 Residential Development
Cressey Development Corp. Ph: (604) 683-1256
A 29-storey residential building to include 215 condominiums and 12 city homes at Griffiths Drive and 17th Ave. Additional amenities include a lounge and fitness facilities. Architect: Howard Bingham Hill Architects. Website: www.park360.ca

Status: Construction started
Est. Cost ($ million): 32
First Entry: Dec 2004
Project ID: 1219
Start: Jun 2005
Finish: Fall 2006
Last Update: Dec 2005

Burnaby

Acacia Gardens Residential Development
Aragon (MacPherson) Properties Ltd. Ph: (604) 732-6170
169-units of apartments and townhouses to be built in two phases at 7370 MacPherson Ave. Phase 1 includes 93-units in three 4-storey buildings completed in late 2005. Phase 2 includes 76-units and started construction in Spring 2005. Architect: Chris Turcotte Architects. Website: www.acaciahomes.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1210
Start: Aug 2004
Finish: Spring 2006
Last Update: Dec 2005

Burnaby

Cortina Townhomes and Cityhomes
Palladium Development Corp. Ph: (604) 273-1221
Townhouse and condominium development located at 6880 and 6888 Southpoint Dr. Plans include 111 townhouses in nine buildings, to be built in four phases, and 81 condominiums in a 4-storey bldg. The townhouses have completed construction. Architect: Ramsay Worden Architects. Website: www.cortinahomes.com

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1175
Start: Summer 2004
Finish: Jan 2006
Last Update: Sep 2005

Burnaby

Maplewood Terrace Townhouses
Wanson United Ph: (604) 730-8959
A 2-storey, 64-unit townhouse development located on Stride Ave to be constructed in 2 phases. Phase 1, 28-units, under construction and Phase 2, 36-units, expected to complete by May 2006. Architect: Fougere Architecture Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1223
Start: Summer 2004
Finish: May 2006
Last Update: Sep 2005

Burnaby

OMA Residential Towers -One Madison Avenue
Millenium Development Corporation Ph: (604) 688-2300
Two towers, 31-storeys each, containing 313 condominium units and 21 townhouses at 2345 Madison Ave, are under construction. Website: www.omalife.com

Status: Construction started
Est. Cost ($ million): 80
First Entry: Jun 2004
Project ID: 1156
Start: Fall 2004
Finish: Summer 2006
Last Update: Sep 2005

Burnaby

Tandem Condominiums
Anthem Properties Ph: (604) 299-5777
A mixed-use development at 4140 Dawson consisting of three towers, of which two are 20-storey condominium towers, containing 20 townhouses and a total of 286-units. The final mixed use tower, located at 4180 Dawson, will contain 23 townhouses and 118-units in a 17-storey tower, it is expected to complete in Spring 2006 . The first two towers are completed. Website: www.tandemliving.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1110
Start: Summer 2004
Finish: March 2006
Last Update: Dec 2005

Burnaby

HighGate Village
Bosa Properties Inc. Ph: (604) 299-1363
Middlegate mall on Kingsway in Burnaby is being replaced with 4 condominium towers and the HighGate Village Plaza mall which opened in 2004. There will be a total of 893 residential units, including condominiums and some townhomes, as well as park space. The first tower, the Arcadia, completed in Aug 2005. The second tower is the West Arcadia, which is expected to complete Spring 2006. The third building is called Stanford House, which has 87-units, and finished construction in Sep 2005. The fourth building is the Emerson, a 29-storey, 212-unit residential building, which started construction in Fall 2004 and is expected to complete in Early 2006. Website: www.highgatevillage.ca

Status: Construction started
Est. Cost ($ million): 90
First Entry: Mar 2004
Project ID: 981
Start: Aug 2003
Finish: Spring 2006
Last Update: Dec 2005

Burnaby

Simon Fraser University - Technology and Sciences Complex I and II
Simon Fraser University Ph: (604) 291-4743
Two new buildings for the Faculty of Science and Applied Science to include office and laboratory space. The first building includes 100,000 sq ft completed in Sep 2005. Architect for Technology and Sciences Complex I is Stantec Architecture Ltd. The second building, a laboratory, will complete construction in Sep 2006. Architect for second building is Chernoff Thompson Architects.

Status: Construction started
Est. Cost ($ million): 62
First Entry: Jun 2003
Project ID: 957
Start: Jun 2004
Finish: Sep 2006
Last Update: Sep 2005

Burnaby

UniverCity Highlands - Intergulf Development
Intergulf Ph: (604) 291-3220
8- and 9-storey terraced apartment buildings and 2-storey townhouses named NOVO located on Parcel 4. NOVO consists of 167 residences with a broad mix of units ranging from small studio suites to larger penthouses, which finished construction in Fall 2004. NOVO TWO, which started construction in Fall 2004, will provide an additional 175 residential units, and is expected to be completed in Mar 2006. Website: www.univercity.ca

Status: Construction started
Est. Cost ($ million): 40
First Entry: Jun 2003
Project ID: 954
Start: Jun 2003
Finish: Mar 2006
Last Update: Sep 2005

2. Mainland/Southwest

Burnaby

UniverCity Highlands - Polygon Development
Polygon Homes Ltd. Ph: (604) 877-1131
Within the first phase of UniverCity Highlands, Polygon has finished construction on the 'Harmony' community, which includes 180 residences in three 4-storey buildings on Parcel 9. Included in the development are two-level homes along University Crescent, and apartments of varying sizes. Polygon is also developing Serenity, a 132 units townhome development which is expected to complete Early 2006. Aurora, a 10-storey concrete building containing 99-units of condominiums and 4 townhouses started in early 2005 and will complete in spring 2006. Architect: Nigel Baldwin Architects. Website: www.univercity.ca

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Jun 2003 — Last Update: Dec 2005
Project ID: 955

Burnaby

Renaissance Towers - Residential High Rises
Embassy Developments Ph: (604) 291-2660 (Architect)
Residential towers, 30- and 32-storeys, at the 4300 block of Lougheed in Burnaby to provide 370 residences. Phase 1, Fresco, is completed. Phase 2 is the Mosaic with 196 units, started construction in late 2004. Architect: Dikeakos and Cotter Architects. Website: www.RenaissanceTowers.ca

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 70 — Finish: Summer 2006
First Entry: Mar 2003 — Last Update: Sep 2005
Project ID: 884

Burnaby

Riverbend Business Park
Anthem Properties Ph: (604) 689-3040
Business park for industrial and corporate tenants on a 22 acre subdivision site at 5600 Thorne Ave in the Big Bend industrial area. The site has been subdivided, serviced and paved. Three warehouses have been completed.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 28 — Finish: 2008
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 936

Burnaby

Simon Fraser University - Arts and Social Science Complex Module 1
Simon Fraser University Ph: (604) 291-4743
Facilities to replace and supplement existing academic program space for the Faculty of Arts, including classrooms, lecture theatres and microcomputer classrooms, reading and study areas.

Status: Construction started — Start: May 2005
Est. Cost ($ million): 26 — Finish: Late 2007
First Entry: Mar 2003 — Last Update: Jun 2005
Project ID: 933

Burnaby

Discovery Place Research Park
Discovery Parks Inc. Ph: (604) 734-7275
Technology research centre comprising 11 buildings at 4401 Sanderson Way. Several buildings are completed and one development site remains. Site 12, located at the northwest corner of the 80 acre Discovery Place site, at the intersection of Canada Way and Gilmore Way has a 148,000 sq ft building (site 12) proposed when tenants/ purchasers are found. Architect: Bunting Coady Architects. Website: www.discoveryparks.com

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 90 — Finish: Summer 2006
First Entry: Dec 1997 — Last Update: Dec 2005
Project ID: 73

Burnaby

City-in-the-Park Towers
Station Hill Park Developments Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 and 7368 Station Hill Dr includes seven towers of which six, Savoy, Carlton, Belgravia, and Mayfair (twin towers), and Villa Jardin are complete. The final tower, the 24-storey Belvedere, which contains 114-units, started construction in Jul 2005. Architect: Lawrence Doyle Architect Inc.

Status: Construction started — Start: 1997
Est. Cost ($ million): 350 — Finish: Fall 2006
First Entry: Sep 1997 — Last Update: Sep 2005
Project ID: 68

Chilliwack

Kal Tire Distribution Facility
Kal Tire Ph: (604) 795-3388
Kal Tire is constructing at 230,000 sq ft distribution facility and retread plant, which will be the largest tire storage facility in Western Canada. The plant is located in the Highway 1 Business Park at 8287 Lickman Road.

Status: Construction started — Start: Sep 2005
Est. Cost ($ million): 25 — Finish: May 2006
First Entry: Sep 2005 — Last Update: Sep 2005
Project ID: 1493

Chilliwack

Webster Landing
Tribrink Contracting Ltd. Ph: (604) 819-0232
Residential development on a 38 acre site on Webster Rd along the Vedder River. Plans include 111 single-family homes, 75 townhouses, and 55 homes in a retirement village. Website: www.tribrinkhomes.com

Status: Construction started — Start: May 2005
Est. Cost ($ million): 60 — Finish: Spring 2007
First Entry: Jun 2005 — Last Update: Dec 2005
Project ID: 1377

Chilliwack

City Gate Shopping Centre Expansion
Safeway Canada Ph: (403) 730-3855
Proposed mall expansion at Cheam Ave and Birch St to include renovation of an existing building and construction of three new commercial buildings on a 3.16 ha site.

Status: Construction started — Start: Sep 2005
Est. Cost ($ million): 25 — Finish: Apr 2006
First Entry: Mar 2005 — Last Update: Sep 2005
Project ID: 1317

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Chilliwack

Garrison Crossing Residential Development
Canada Lands Company Ltd. Ph: (604) 824-5061
Redevelopment of 62 ha on the former Canadian Forces military base to contain 1,100 to 1,500 residential units upon completion. Plans include new and refurbished single-family homes, new 2- and 3-storey townhouses and refurbished row houses. Phase 1 consisting of 139 new and refurbished homes and townhouses has completed. Phases 2 and 3 under construction include 50 single family homes, 40 refurbished row houses and 30 townhouses. Phase 4 site preparation is underway for 120 single family lots, 60 refurbished row house lots and 100 townhouses, construction is expected to start Summer 2006. 170 additional townhouses expected to start in Feb 2006. Architect: Ankenman Associates Architects Inc. Website: www.garrisoncrossing.ca

Status: Construction started
Est. Cost ($ million): 200
First Entry: Dec 2004
Project ID: 1237
Start: Spring 2004
Finish: 2012
Last Update: Dec 2005

Chilliwack

The Village at Sardis Park
Village at Sardis Park Development Co.
Ph: (604) 793-2906 (Chilliwack City)
Long-term comprehensive development project with many developers involved to include residential, office and commercial space on 50 acres at 6760 Vedder Rd. Plans include 700-units of single-detached houses, townhomes and apartments, plus 150,000 sq ft of commercial space. Construction is well underway on the residential units - the townhouse component is near completion. The commercial component is in pre-sales.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2000
Project ID: 687
Start: Summer 2002
Finish: Summer 2007
Last Update: Jun 2005

Chilliwack

Chilliwack Business Estates
Chilliwack Economic Partners Corp. Ph: (604) 792-9311
Site adjacent to Hwy 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing and distribution, and office buildings. Phase 1 construction, including a $15 million, 75,000 sq ft laboratory and manufacturing centre on a 10.5 acre site, is complete. A-One is completed a building in May 2005 to expand their facilities. Auld Phillips Ltd is completed its new head office and distribution facility in May 2005. Westeck Windows Mfg. Inc completed a new building in Apr 2005. A 30,000 sq ft building which will be offered for sale/lease started construction in May 2005 and completed in Aug 2005. Website: www.chilliwackpartners.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 1998
Project ID: 484
Start: Oct 1998
Finish: 2018
Last Update: Sep 2005

Cloverdale

Trades and Technology Centre of Kwantlen University College
Province of British Columbia / Kwantlen University College
Ph: (604) 315-7878
A 17,203 sq m, 1- and 2-storey building at 5510 180th St to accommodate at least 900 students with facilities focusing on industry training and applied programs. Building construction contract was awarded to Ledcor. Kwantlen University College will be built to meet Leadership in Energy and Environmental Design (LEED) standards. Architect: Bunting Coady Architects.

Status: Construction started
Est. Cost ($ million): 42
First Entry: Jun 2004
Project ID: 1148
Start: Jun 2005
Finish: Sep 2006
Last Update: Dec 2005

Coquitlam

Encore Lifestyle Residences
Executive Group of Companies Ph: (604) 936-0422
Residential development to include 157 condominiums and 13 townhouses in a 19-storey building. Additional amenities include fitness facilities, a steam room, a Pilates room, and a theatre room. Website: www.encoreliving.com

Status: Construction started
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1304
Start: Summer 2005
Finish: Apr 2007
Last Update: Sep 2005

Coquitlam

Westwood Village
Bosa Ventures Ph: (604) 299-3229
Development includes three condominium towers on Glen Dr. Phase 1 is a 28-storey tower (Altamonte) with an attached seniors community centre. Project is on schedule. Architect: Rafii Architects Inc. Website: www.bosaproperties.com

Status: Construction started
Est. Cost ($ million): 90
First Entry: Mar 2005
Project ID: 1310
Start: Sep 2005
Finish: Mar 2007
Last Update: Sep 2005

Coquitlam

Executive Plaza Residential Development
Executive Plaza Inn Ph: (604) 687-4741 (Architect)
19-storey residential tower located at 511 Rochester includes 153 condominium units and 13 townhouses. Architect: Robert Cicozzi Architecture Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1262
Start: Jun 2005
Finish: Fall 2006
Last Update: Dec 2005

Coquitlam

Great Canadian Casino Expansion
Great Canadian Casino Ph: (604) 247-3603
An expansion to the existing Great Canadian Casino facility to include a show lounge, 13,000 sq ft convention centre, as well as 300 additional slot machines. The is casino completing in the Fall of 2005 and the theatre is to complete in the Spring of 2006.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1011
Start: Fall 2004
Finish: Spring 2006
Last Update: Sep 2005

Coquitlam

Silver Springs Neighbourhood Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Development of 650 units in townhouses and 4-storey apartment buildings at 1335 Pinetree Way. Phase 1, the Trillium, which contains 115-units in two 4-storey buildings is complete. Phase 2, Whisper Ridge townhomes, is nearing completion. The Tamarisk apartment building, has completed in Summer 2005. The Summerlin, which contains 112-units of apartments, has started construction, expected to complete in Aug 2006.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 784
Start: Summer 2002
Finish: 2009
Last Update: Sep 2005

Coquitlam

Henderson Civic Centre
Henderson Development (Canada) Ltd. Ph: (604) 689-8898
Two phase development on 8 acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr. Includes a residential tower, office building, hotel, and retail component. Phase 1, the retail mall, is complete. Phase 2, the Obelisk, is a 35-storey condominium tower containing 282-units. Construction is expected to begin by spring 2006. Additional amenities include a fitness centre, media room, multi-function room, and steam room. Architect for the Obelisk is VIA Architecture. Project Architect: Kirkor Architects & Planners. Website: www.obeliskliving.com

Status: Construction started
Est. Cost ($ million): 110
First Entry: Dec 1997
Project ID: 178
Start: Spring 2001
Finish: May 2007
Last Update: Sep 2005

Delta

Massey Tunnel Seismic Upgrade
BC Ministry of Transportation Ph: (604) 660-0390
Seismic upgrade to the 600 m long Massey Tunnel on Hwy 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. Project includes concrete reinforcement and river-bottom soil compaction. Several stages are underway - the seismic retrofit contract ($18.7 mil) was awarded to Kenaidan Contracting. Work on this portion began Fall 2005.

Status: Construction started
Est. Cost ($ million): 26
First Entry: Jun 2001
Project ID: 750
Start: Sep 2004
Finish: Summer 2006
Last Update: Dec 2005

Langley

The Sonnet Condominium Residences
Weststone Properties Ltd. Ph: (604) 532-7797
85 unit luxury condominium development located on Michaud Crescent. Website: www.sonnetresidences.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2005
Project ID: 1612
Start: Jul 2005
Finish: Summer 2006
Last Update: Dec 2005

Langley

Business Park - 27090 Gloucester Way
GRM Industrial Holdings Ph: (604) 533-6034
Project includes two multi tenant buildings on a 5.2 acre site. One building will be 35,120 sq ft with 5,000 sq ft accessory office space, and the other building will be 59,000 sq ft with 6,665 sq ft of office space.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2005
Project ID: 1482
Start: Late 2005
Finish: Summer 2006
Last Update: Dec 2005

Langley

Langley Seniors Village
Fraser Health Authority Ph: (604) 450-7881
120 apartments for independent seniors housing and assisted living. The new development will be located at 20366-66th Avenuee. The contract to build and operate 34 subsidized assisted living units was awarded to Retirement Concepts Seniors Services Ltd.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1442
Start: May 2005
Finish: Fall 2006
Last Update: Jun 2005

Langley

Summerwood Residential Development
Nordel Construction Ph: (604) 576-4996
Multi-family development consisting of 102 duplexes and 4-plexes located at 199th St and 70th Ave. Website: www.summerwoodliving.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1368
Start: Apr 2004
Finish: Apr 2006
Last Update: Sep 2005

Langley

Sunridge Townhomes
Solterra Development (Sunridge) Corp. Ph: (604) 528-6010
Townhouse development to include 95, 3-storey units located on 68th Ave. Architect: Focus Architecture. Website: www.sunridgehomes.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1346
Start: Mar 2005
Finish: Apr 2006
Last Update: Sep 2005

Langley

The Village at Thunderbird Centre
Tan West Group Financial Ph: (604) 874-8308 (Owner's Representative)
Plans include approx 300,000 sq ft of entertainment, retail and commercial space, including restaurants, a food store and drug store, and 92 condominium units in 3-storeys above the commercial space. Architect: Urban Design.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1228
Start: Late 2005
Finish: 2008
Last Update: Dec 2005

Langley

Walnut Gate Commercial Facilities
Grosvenor International Canada Ltd. Ph: (604) 683-1141
Retail and commercial facilities on the 48 acres near the 200th St highway interchange. The land is divided into 6 lots and construction on a 32,000 sq ft commercial facility on Lot 1 began construction in May 2005.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1137
Start: May 2005
Finish: Fall 2006
Last Update: Dec 2005

Langley

Gateway 200 Business Park
WesGroup Income Properties LP Ph: (604) 632-1727
A business park to accommodate commercial, retail and industrial uses on a build-to-suit basis. It is located on 44 acres on 200th St between 86th and 83rd Ave. Construction of Mopac building is complete. The Fraser Health Support Facility is to complete in Feb 2006. The BCGEU building is expected to start construction in early 2006 and Willoughby Grill is in planning for construction in fall 2006. Website: www.wesgroup.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2004
Project ID: 1086
Start: Summer 2004
Finish: Late 2007
Last Update: Dec 2005

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Langley

Willowbrook Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Three developments on 66th Ave, 68th Ave and 203rd Street. The Amberleigh, a 186-unit townhouse development and the Steeplechase, 88 townhomes, are complete. The third development of 164 townhomes, the Sagebrook, is well underway, as well as the Sage Club, a 5,000 sq ft amenity building. Architect: Ramsey Worden Architects.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 1998
Project ID: 481
Start: Summer 2002
Finish: Feb 2006
Last Update: Dec 2005

Maple Ridge

Urbano Condominiums
Rempel Urbano Developments Ltd. Ph: (604) 467-4437
232 unit condominium development in 2 low-rise buildings in 4 phases. The first building has commenced construction and is expected to complete in Apr 2007. The second building is expected to complete Dec 2007. Website: www.urbanoliving.com

Status: Construction started
Est. Cost ($ million): 30
First Entry: Dec 2005
Project ID: 1592
Start: Late 2005
Finish: Late 2007
Last Update: Dec 2005

New Westminster

Quantum Residential Tower
Bosa Properties Ph: (604) 777-4887
Proposed residential tower containing 120 condominiums at Carnarvon and 6th Street. Website: www.bosaproperties.com

Status: Construction started
Est. Cost ($ million): 25
First Entry: Jun 2005
Project ID: 1426
Start: Fall 2005
Finish: Spring 2007
Last Update: Sep 2005

New Westminster

San Marino Apartment Complex
DCP Developments Ph: (604) 777-2500
Apartment buildings to contain 103 units located at 408 Columbia St. Website: www.sanmarinolife.com.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1423
Start: Summer 2005
Finish: Spring 2007
Last Update: Sep 2005

New Westminster

Coopers Landing Townhomes
Bastion Development Corp. Ph: (604) 731-3500
154-unit, 3-storey townhouse development at 935 Ewen Ave to be constructed in phases. Phase 1 and 2, which each have 52-units. Phase 3 will contain 50-units, and will complete construction in Summer 2006. Architect: Barnett Dembek Architects Inc. Website: www.cooperslanding.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1312
Start: Dec 2004
Finish: Summer 2006
Last Update: Sep 2005

New Westminster

Copper Stone Condominiums
Pointe of View Developments Ph: (403) 571-8400
The residential development is to include 231-units in three 4-storey buildings, built in three phases adjacent to the Royal Columbian Hospital. Website: www.copperstoneliving.com

Status: Construction started
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1352
Start: Jul 2005
Finish: Jun 2006
Last Update: Sep 2005

New Westminster

Generations Condominiums
Embassy Development Ph: (604) 294-2251
Condominium development to include 84-units in an 18-storey building at 720 Hamilton St. Architect: Buttjes Architecture Inc. Website: www.embassydevelopment.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1350
Start: Nov 2004
Finish: Jan 2006
Last Update: Sep 2005

New Westminster

Murano Lofts Residential Development
Aragon Group Ph: (604) 732-6170
Two 14-storey buildings containing a total of 237-units located at 1500 Keyside Dr is being built in phases. The first building, which has 85-units, completed in Summer 2005. The second building, which has 152-units including some townhouses, is also under construction and is expected to complete in Spring 2006. Architect: Chris Dikeakos Architect Inc. Website: www.muranolofts.com

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 2004
Project ID: 1209
Start: Summer 2003
Finish: Spring 2006
Last Update: Sep 2005

New Westminster

New Westminster Secondary and Middle School
School District 40 (New Westminster) Ph: (604) 517-6285
A proposed new 3-storey high school and a middle school. Construction of the middle school will not proceed until the high school has been completed, as it will be built on the site of the current high school. Construction on the high school is underway.

Status: Construction started
Est. Cost ($ million): 54
First Entry: Sep 2004
Project ID: 1162
Start: Summer 2005
Finish: Fall 2009
Last Update: Sep 2005

New Westminster

News Living Residential Towers
Rykon Group Ph: (604) 535-1923
Two 15-storey concrete residential towers, with 6 townhomes located between them, at 813 and 833 Agnes. The west tower contains 112 units and is expected to complete in Apr 2006. The east tower contains 112 condominium units and 6 townhomes, and is expected to complete in Jun 2006. Architect: Robert Ciccozzi Architecture Inc. Website: www.newsliving.com

Status: Construction started
Est. Cost ($ million): 55
First Entry: Sep 2004
Project ID: 1187
Start: Summer 2004
Finish: Jun 2006
Last Update: Sep 2005

New Westminster

Royal City Christian Centre Seniors Care Facility
Canbrit Developments Ltd. Ph: (604) 669-6002 (Architect)
A 144-unit seniors congregate care residence in a 4-storey building to be built near the Royal City Christian Centre on heritage land has begun construction. Plans include a personal studio, library and dining room, as well as upgrades to the heritage church on site. Architect: Rositch Hemphill Architects.

Status: Construction started — Start: Late 2005
Est. Cost ($ million): 20 — Finish: Fall 2006
First Entry: Sep 2004 — Last Update: Dec 2005
Project ID: 1161

New Westminster

Embassy Residential Development- 5650 Lougheed Highway —The Legacy
Embassy Development Corp. Ph: (604) 294-0666
A residential development on the site of Saint Mary's Hospital to include to include 332 units in two 30 storey high rise apartment towers, townhouses and live-work units. Plans also include commercial facilities and a community use facility. Construction is well underway for Phase 1 tower and has begun for the Phase 2 towers. Architect: ARC Design International.

Status: Construction started — Start: Jul 2005
Est. Cost ($ million): 150 — Finish: Fall 2007
First Entry: Jun 2004 — Last Update: Sep 2005
Project ID: 1134

New Westminster

Border Infrastructure Project - Highways 91A/91
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to the Hwy 91A/ Queensborough bridge north interchange, $25 million for a new interchange at Howe St, and $10 million for a new interchange at 72nd Ave. The project to construct detour lanes for Howe St was awarded to Imperial Paving and is under construction. Construction on Hwy 91 in New Westminster is also underway. The tender for the 72nd Ave interchange is expected to be awarded in late 2005, for Phase 1, and in late 2006 for Phase 2. In Jun 2005, the Highway 91/91A team hosted a public open house to present a revised concept for the Queensborough Bridge Interchange. It is now undergoing review of modifications to the design and provisions for public use and access by council, with a view to start construction in 2006. Safety improvements to the Queensborough Bridge will begin in summer 2005. Website: www.bip.gov.bc.ca

Status: Construction started — Start: Apr 2004
Est. Cost ($ million): 58 — Finish: Late 2007
First Entry: Mar 2003 — Last Update: Sep 2005
Project ID: 916

New Westminster

Queensborough Landing Shopping Centre
First Pro Shopping Centres Ph: (604) 448-9112
Development of a 425,000 sq ft shopping centre on Boyd St. A 132,000 sq ft Wal-Mart, a Best Buy and Home Outfitters have been completed. 25 tennants have opened in 6 more buildings from June 2005 through to October 2005. There are an additional 80,000 to 100,000 sq ft of space available on the site, to be constructed as it is leased.

Status: Construction started — Start: Apr 2003
Est. Cost ($ million): 75 — Finish: Fall 2006
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 876

New Westminster

Rialto Court
Aragon Group Ph: (604) 732-6170
Two residential high rise towers at 1500 and 1300 Quayside Dr. The first, a 238-unit high rise condominium tower, started construction in Mar 2003 and completed in Jul 2005. The second tower, which is 140-units in an 18-storey building, is also under construction and is expected to complete in Jan 2006. Plans also include 1,400 sq ft of commercial space. Architect: Dikeakos and Cotter Architects.

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 45 — Finish: Jan 2006
First Entry: Mar 2003 — Last Update: Sep 2005
Project ID: 883

New Westminster

The Point Residential Tower
ONNI Developments Ph: (604) 602-7711
Mixed-use high rise development with 142-unit apartments at 611 Carnarvon St. Project includes 36,000 sq ft of commercial space. Website: www.onni.com

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 20 — Finish: Fall 2006
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 937

New Westminster

Victoria Hill Community
ONNI Developments Ph: (604) 602-7711
A planned community on approx 65 acres, including two 4-storey townhomes, two 16-storey high rises, a 19- and 22-storey high rise and other lower buildings. The development will contain 1,270 residential units and 280 senior residences on McBride Blvd and Carnarvon St. Phase 1 includes a 4-storey condominium low-rise building with 72-units, six 3-storey townhomes, completed in Nov 2005. The 19- and 22-storey high rise buildings contain 173-units. Construction is underway on 20,000 sq ft of commercial space and two high rise towers which are scheduled to complete in Jan 2007. More phases are planned. Architect: Chris Dikeakos Architect Inc.

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 100 — Finish: 2009
First Entry: Sep 2002 — Last Update: Dec 2005
Project ID: 838

New Westminster

Patullo Bridge Rehabilitation
TransLink Ph: (604) 453-4597
General repairs and seismic upgrading of the Patullo Bridge. Several general repair projects are completed, and repainting is underway in phases. Design work for seismic upgrading ($13 mil) is underway, with construction for upgrade starting in 2006.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 34 — Finish: Summer 2007
First Entry: Dec 2001 — Last Update: Dec 2005
Project ID: 793

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New Westminster

Port Royal Planned Community
Aragon Development Corp. Ph: (604) 732-6170
Planned village for 3,000 residents on the eastern section of Lulu Island on a 65 acre parcel which was formerly the site of a sawmill, box plant and foundry. Construction of townhouses on the site was completed previously. Remaining 45 acres to include up to 200 homes, 200 townhomes, 400 condominiums, parks and trails. This will be a phased development over 7 to 10 years. Phase 1B, 50 townhouses and apartments, started construction in Jun 2005. Phase 1A to follow. Architect: Ramsay Worden Architects Ltd.

Status: Construction started — Start: Jun 2005
Est. Cost ($ million): 200 — Finish: 2012
First Entry: Sep 1997 — Last Update: Dec 2005
Project ID: 93

North Vancouver

Tanager Townhomes
Mosaic Homes Ph: (604) 685-3888
55 luxury townhomes located at 550 Browning Place. Website: www.tanagerliving.com

Status: Construction started — Start: Sep 2005
Est. Cost ($ million): 20 — Finish: May 2006
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1613

North Vancouver

Sutherland Secondary School Replacement
School District 44 (North Vancouver) Ph: (604) 903-3444
New 10,279 sq m school to replace the existing Sutherland Secondary school. The new school will have a capacity for 1,000 students from grades 8-12. Contract awarded to DGS Construction.

Status: Construction started — Start: Late 2005
Est. Cost ($ million): 24 — Finish: Sep 2007
First Entry: Jun 2005 — Last Update: Dec 2005
Project ID: 1399

North Vancouver

Lynn Valley Library and Town Centre Project
Lynn Valley Community
Ph: (604) 987-7131 (District of North Vancouver)
The project includes a new 35,000 sq ft library, with full computer and internet technology, 40,000 sq ft of commercial space, a public plaza, daycare centre and underground parking at the corner of Lynn Valley Rd and Mountain Hwy. Plans also include two residential towers. Architect: Henriquez & Partners.

Status: Construction started — Start: Jun 2005
Est. Cost ($ million): 34 — Finish: Late 2006
First Entry: Jun 2004 — Last Update: Jun 2005
Project ID: 1126

North Vancouver

Northwoods Business Park
GWL Realty Advisors Ltd. Ph: (604) 713-6450
24 acre business park to be constructed in four phases totalling up to 400,000 sq ft. Phase 1 is a 70,000 sq ft build-to-suit light industrial building, which has completed. Phase 2 started construction in late Nov 2005.

Status: Construction started — Start: Feb 2005
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Dec 2005
Project ID: 1100

North Vancouver

Harbourside Business Park
Concert Properties Ltd. Ph: (604) 688-9460
Project includes an auto mall of 13 tenants, a light-industrial business park, and a hotel and shopping area on 27 ha of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1, two buildings of approx 35,000 sq ft, are completed. A private high school of approx 63,000 sq ft was completed in Sep 2003. Construction on the Clark Ford and Regency Nissan buildings completed in early 2005. Construction of the 80,000 sq ft Sinclair Dental Supplies building, completed in late 2005. Phase 2, a hotel, retail development and marina, are to be developed in the future.

Status: Construction started — Start: Spring 2000
Est. Cost ($ million): 110 — Finish: 2010
First Entry: Jun 1998 — Last Update: Dec 2005
Project ID: 422

North Vancouver

Seymour Falls Dam Seismic Upgrade
Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the Seymour Falls dam. Project construction contract was awarded to Peter Kiewit and Sons Construction.

Status: Construction started — Start: Mar 2004
Est. Cost ($ million): 18 — Finish: Early 2007
First Entry: Jun 1998 — Last Update: Sep 2005
Project ID: 437

North Vancouver

The Pier - Mixed Use Development
Pinnacle International Ph: (604) 988-1688
Located east of Lonsdale, 14 individual development parcels include approx 1.16 million sq ft of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Construction is underway on Parcel 1, which includes 64,600 sq ft of commercial space in a 5-storey building. Parcel 2, which is a 142,625 sq ft building, called Premiere, with residential units above commercial space started construction in Summer 2005. Parcel 3, a 10-storey residential high rise called Esplanade West and Parcel 4, a 181,700 sq ft residential high rise called The Esplanade have started construction. A development permit has been processed for Parcel 5, the Pier Hotel, which will include 110-rooms in a 7-storey building, a 10,000 sq ft conference facility, a games room, a theatre room, and a 6-lane indoor pool. Parcels 7 and 8, commercial redevelopments, may proceed in late 2005. Parcel 9 contains a heritage building, and will be gifted to the City of North Vancouver for potential development as a museum and sub-sea centre. Parcel 10 will be 25,825 commercial sq ft in a heritage building. Parcels 11 and 12 will be 315,525 sq ft of residential and live-work units. Parcel 13 will be 4,000 sq ft of commercial space. Also see the Lower Lonsdale and Foot of Lonsdale projects. Website: www.thepier.info.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 400 — Finish: 2012
First Entry: Jun 1998 — Last Update: Dec 2005
Project ID: 438

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North Vancouver

Lower Lonsdale Development Plan
North Vancouver City Ph: (604) 985-7761 (North Vancouver City)
Six block development area comprised of 15 development sites (owned mostly by the City of North Vancouver) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a community centre. Site is bounded by Third St, St. George's Ave, Chesterfield Ave and Esplanade. Site 2 contains a 12-storey, 117-unit residential building named One Park Lane by the Millennium Group, which is complete. Site 3A, at 151 W. 2nd, has been sold to Seagate Properties Ltd. which started construction in Summer 2004 on Sky, a 20-storey high rise with adjacent townhomes. A number of developments are complete, e.g. the Fairmont Group's TIME development. The City will be marketing its lands over the next 5 to 10 years. Development plans for the area east of Lonsdale (Sites 9, 10, 11 and 12), consisting of 20.8 ha, were finalized in Fall 2004 and include residential towers and a waterfront area, and include the Pier Mixed Use Development which is being developed by Pinnacle International (see separate entry).

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 140 — Finish: 2010
First Entry: Mar 1998 — Last Update: Sep 2005
Project ID: 355

North Vancouver

GVRD Capilano and Seymour Water Filtration Plant
Greater Vancouver Regional District Ph: (604) 432-6495
The largest water filtration plant in Canada, for the Seymour source, funded in part from the Infrastructure Canada Program. The conventional design-build project includes an 1,800 mL/day filtration plant, twin tunnels, 7.5 km long, 18,000 hp pumping station and a 2 MW energy recovery facility, to be operational by 2008. The pumping station is substantially complete. The energy recovery project has started construction. The filtration plant began construction and will finish in 2007. The Seymour shaft excavation and tunnel boring is underway with completion in late 2008. Project management services awarded to Liaicon and Associates Inc.

Status: Construction started — Start: Sep 2003
Est. Cost ($ million): 600 — Finish: Late 2008
First Entry: Sep 1997 — Last Update: Dec 2005
Project ID: 83

Pitt Meadows

CP Business Park
Canadian Pacific Ph: (604) 465-5454 (Pitt Meadows)
A 45 acre business park is in development on the former CP Rail land to be built in 2 to 3 phases. Phase 1 is a 250,000 sq ft Western Grocers distribution centre which completed in Fall 2004. Western Grocers are in the planning stages of an expansion.

Status: Construction started — Start: Oct 2003
Est. Cost ($ million): 35 — Finish: 2008
First Entry: Sep 2002 — Last Update: Sep 2005
Project ID: 829

Pitt Meadows

Meadowtown Centre
ONNI Group of Companies Ph: (604) 602-7711
41 acre retail commercial development consisting of two phases in 19800 block of Lougheed Hwy. Phase 1: 450,000 sq ft is complete. Phase 2: 420,500 sq ft, has 93% of base buildings constructed and is expected to complete Early 2006. Website: www.onni.com

Status: Construction started — Start: Jan 2003
Est. Cost ($ million): 70 — Finish: Early 2006
First Entry: Jun 2001 — Last Update: Dec 2005
Project ID: 741

Pitt Meadows

Osprey Master Planned Community
Mosaic Homes Ltd. Ph: (604) 685-3888
Development of 456 single- and multi-family homes on the Fraser River at Bonson Rd and Fraser Industrial Way. Plans include 30,000 sq ft of commercial development, a heritage-style main street and a 23 acre waterfront park. Sawyer's Landing, which includes 67 single-family homes has completed in late 2005. The Coho, 70 three-storey rowhouses, started construction in Fall 2004. Phase 1 completed in Aug 2005, Phase 2 started in Oct 2005 and is expected to complete Early in 2006. Shoreline, 72 two-storey townhouses, started construction in Feb 2005 and is expected to complete in Jun 2006. Website: www.mosaichomes.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 80 — Finish: 2008
First Entry: Dec 1999 — Last Update: Dec 2005
Project ID: 628

Port Coquitlam

Shaughnessy Village
Fifth Avenue Real Estate Marketing Ltd Ph: (604) 552-8997
Georgian style luxury condominium project, Shaughnessy East and West in Shaughnessy Village are located at 2478 Shaughnessy Street. Website: www.shaughnessyliving.ca

Status: Construction started — Start: Jan 2005
Est. Cost ($ million): 20 — Finish: Apr 2006
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1605

Port Moody

Heritage Woods Community Development
ParkLane Homes Ph: (604) 648-1800
A 300 acre development consisting of townhouses, duplexes and single-family homes to provide approx 1,300 residential units. Under construction are: Echo Ridge, a 66-unit, 2-storey duplex development which completed Late 2005. Single family home subdivision August Views, and townhomes/duplex subdivision Cobalt Sky, have started on Parcels 6 and 8 which will contain 290 residential units.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 60 — Finish: Fall 2009
First Entry: Sep 2004 — Last Update: Dec 2005
Project ID: 1163

Port Moody

Klahanie Residential Development
Polygon Homes IntracorpLtd Ph: (604) 877-1131
1,025-unit development on 27 acres including townhomes, apartments, concrete high rises, as well as commercial and recreational facilities near Rocky Point recreation area. Construction is complete on Phase 1, Inglenook, which are low rise condominiums and Phase 2, Indigo, 40-units of townhouses designed by Ramsay Worden Architects Ltd. Phase 3, Salal, contains condominiums in a 4-storey building which will complete in Early 2006 along with the Canoe Club. Expected to begin in Spring 2006 will be a 25 storey residential tower, the Sahalee, containing 178 units and a 1,400 sq ft fitness facility.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 225 — Finish: Spring 2007
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 385

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Port Moody

NewPort Village
Bosa Development Corp. Ph: (604) 685-2428 (Architect)
Major residential, office and retail development totalling 1.2 million sq ft to proceed in phases at three locations on Ungless, Guildford and Ioco Rd. Phases 1 to 5, the Elgin, Burrard Low-Rise, McNair, Caledonia, Belcarra and Sinclair are completed. Phase 7, the Sentinel, is a tower located at 290 Newport and began construction in Spring 2004, with completion expected in late Spring 2006. Phase 8, the Bentley, being developed by Appia Developments, is a 22-storey tower which has begun construction.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 188
Start: 1995
Finish: Late 2007
Last Update: Dec 2005

Port Moody

Suter Brook Development
ONNI Developments Ph: (604) 602-7711
Development on a 22 acre site at Ioco Rd and Murray St containing 1,050 to 1, 250 residential units in 7 low rises and 4 high rises, 72,000 to 95,000 sq ft of commercial space, 14,000 to 45,000 sq ft of office space, and a 60,000 to 120,000 sq ft hotel. Phase 1, which includes two luxury 4-storey condominium buildings completed in Sep 2005. Architect for Phase 1 is Chris Dikeakos Architect Inc. The Aria residential high-rise is expected to begin in early 2006. Other phases are in planning and approvals stages. Website: www.onni.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 1997
Project ID: 105
Start: Spring 2004
Finish: 2009
Last Update: Dec 2005

Richmond

Aerospace Campus Expansion
BC Institute of Technology Ph: (604) 432-8773
Expansion to the BCIT aerospace campus near the south terminal of the Vancouver International Airport, to include a 290,000 sq ft building.

Status: Construction started
Est. Cost ($ million): 53
First Entry: Dec 2005
Project ID: 1641
Start: Late 2005
Finish: Mar 2007
Last Update: Dec 2005

Richmond

Canfor International Distribution Centre
Canfor International Ph: (604) 661-5225
Canfors International Distribution Centre, to be built in Richmond is designed to serve Japan and other Asia-Pacific markets. The centre will occupy a ten acre site along the south arm of the Fraser River; it will accommodate 20 million board feet of lumber.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2005
Project ID: 1480
Start: Sep 2005
Finish: Early 2006
Last Update: Dec 2005

Richmond

Acqua Condominiums - 8171 Ackroyd Road
Bosa Properties Inc. Ph: (604) 299-1363
Residential development on Ackroyd Road to include 175-units in a 17-storey building. Website: www.bosaproperties.com

Status: Construction started
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1373
Start: Oct 2005
Finish: Early 2007
Last Update: Dec 2005

Richmond

Ocean Walk Residential Development
Century Group Ph: (604) 943-2203
A 297,000 sq ft residential development at 7571 and 7611 Alderbridge Way. Plans include three 16-storey towers to include 246 condominiums and 10 townhouses. Four of the street-level condominiums will be live-work units. Plans also include a 20,000 sq ft amenity area. Architect: Lawrence Doyle Architect Inc. Website: www.oceanwalkcondos.ca

Status: Construction started
Est. Cost ($ million): 50
First Entry: Mar 2005
Project ID: 1320
Start: Sep 2005
Finish: Fall 2007
Last Update: Dec 2005

Richmond

Paloma Condominiums
Regent International Ph: (604) 276-4000 (Richmond City)
Condominium development at Saba and No. 3 Rd. First building is 16-storeys and will contain 122-units. The first building is expected to complete in Oct 2006. Website: www.palomaliving.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1321
Start: Jul 2005
Finish: Dec 2007
Last Update: Sep 2005

Richmond

Lions Park Apartments
Polygon Homes Ph: (604) 877-1131
Residential development on Garden City Rd to be constructed in three phases. Phase 1, which contains 113-units completed in Spring 2004. Phase 2, which contains 116-units completed in Mar 2005. Phase 3, which contains 112-units in two 4-storey buildings, started construction in Fall 2004 and is expected to complete in Feb 2006. Architect: Raymond Letkeman Architect Inc.

Status: Construction started
Est. Cost ($ million): 36
First Entry: Dec 2004
Project ID: 1272
Start: Spring 2003
Finish: Feb 2006
Last Update: Sep 2005

Richmond

Seasons Condominiums
Polygon Homes Ph: (604) 514-9852
Three 16-storey condominium towers located on Kwantlen St and Alderbridge Way. Tower 1 contains 95-units which will complete in Spring 2006. Tower 2 contains 94-units, which will complete in Fall 2006. Tower 3 includes 100-units and has started construction Nov 2005. Architect: Hancock Bruckner Eng & Wright.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2004
Project ID: 1275
Start: Fall 2004
Finish: Late 2007
Last Update: Dec 2005

Richmond

Waterstone Pier Development
Legacy Park Lands Ltd. Ph: (604) 241-4441
Development to be built in three phases. Plans include three 4-storey condominium buildings for a total of 144-units. Architect: Hotson Bakker Boniface Haden Architects. Website: www.waterstonepier.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1181
Start: Mar 2005
Finish: Late 2007
Last Update: Dec 2005

2. Mainland/Southwest

Richmond

Riverport Residential Development
Legacy Park Lands Ltd. Ph: (604) 241-0700
Residential development includes 185 condo units, which commenced construction in Summer 2005, 55 rental apartments and a dormitory building, in a total of 4 buildings. The development will be located on the Fraser River next to the Riverport sports and entertainment complex. Architect: Hotson Bakker Architects.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 40 — Finish: Spring 2007
First Entry: Dec 2003 — Last Update: Sep 2005
Project ID: 1031

Richmond

RAV Rapid Transit to Vancouver Airport - (Canada Line)
RAV Project Management Ltd. (RAVCO) Ph: (604) 484-7287
19.5 km long rail rapid transit line between Richmond, the Vancouver International Airport, downtown Vancouver (RAV) along Cambie St, including 16 stations. The transit line will use advanced-rapid-transit technology (ART), and run through 'stacked' tunnels beneath much of the Cambie St section. SNC Lavalin/Serco Group Inc. was selected as the proponent for this public/private project. Website: www.ravprapidtransit.com

Status: Construction started — Start: Late 2005
Est. Cost ($ million): 1720 — Finish: Nov 2009
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 914

Richmond

Imperial Landing
ONNI Developments Ph: (604) 602-7711
Development at 4320 Moncton St includes retail space (approx 30 to 50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45,000 to 55,000 sq ft) and 700-units in a mix of townhomes, condominiums and single-family homes on approx 21 ha. The waterfront park and boardwalk are completed. Construction of The Village, 225 condominium units in five 4-storey buildings, began in Spring 2004 and completed late Nov 2005. Four of the five buildings have been completed, and the fifth building, which includes some retail space, is under construction. Architect for The Village is Killic Metz Bowen Rose Architect. A fourth area, the Maritime mixed-use area by the water, is in the design stage and under review for permitting. The Brunswick, a luxury 34 unit condominium, is expected to commence Early 2006.

Status: Construction started — Start: Sep 2002
Est. Cost ($ million): 200 — Finish: 2007
First Entry: Sep 2001 — Last Update: Dec 2005
Project ID: 769

Richmond

Riverside Business Park
Opus Building Canada Inc. Ph: (604) 948-0023
20 acre industrial site at Riverside Way, Featherstone Way, Hwy 99 and Steveston Hwy. Includes a 138,000 sq ft self-storage building. Opus completed the 23,000 sq ft Today Trading facility. Arkon Technologies completed a 26,000 sq ft research and development facility. A 70,000 sq ft, multi-tenant building is complete. Nathan Allen Glass has completed their office and manufacturing facility. KNP Headwear completed construction of a 25,000 sq ft building in Spring 2004, on lot 15. Opus completed the Grand Ballroom, a 14,500 sq ft building, in Sep 2004. Canadian Phytopharmaceuticals finished construction on their building in Feb 2005. The remaining two lots can accommodate 20,000 sq ft to 140,000 sq ft and will be developed when leased.

Status: Construction started — Start: Aug 2002
Est. Cost ($ million): 40 — Finish: 2007
First Entry: Dec 2000 — Last Update: Sep 2005
Project ID: 707

Richmond

Vancouver International Airport Expansion
Vancouver Airport Authority Ph: (604) 276-1447
Expansion plans include adding new gates and a new five-story building connecting the domestic and international terminals. Widening taxiways and other improvements are planned over the next decade to handle an additional 15 million passengers/year. Phase 1: Construction of the first building of west chevron started late 2004. Two A380 gates will be part of the first phase of the expansion to be completed by the Spring of 2007. Phase 2: Expansion of west chevron to include second building is in site preparation. Completion of the remaining gates is expected by Spring of 2009 . Plans also include $300 million toward construction of the RAV Line at the airport, and a $125 million Link building to complete in 2007 as an entry point from the RAV terminal. Consultation forums were held in Apr 2005 regarding the 2007 - 2027 Master Plan. Website: www.yvr.ca

Status: Construction started — Start: Apr 2000
Est. Cost ($ million): 1775 — Finish: 2010
First Entry: Jun 1999 — Last Update: Dec 2005
Project ID: 578

Richmond

Aberdeen Mall Expansion and Hotel
Fairchild Property Group Ph: (604) 631-1000 (Construction Manager)
New mall at Cambie Rd and Hazelbridge Way which contains 3-storeys and approx 380,000 sq ft with more than 400 shops and an additional 2,220 parking spaces. The mall and 5-storey parkade completed in late 2003. Development permit has been approved for a 114-unit condominium building. Architect: Bing Thom Architects Inc. Construction Manager: Dominion Construction.

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 150 — Finish: 2006
First Entry: Dec 1997 — Last Update: Sep 2005
Project ID: 115

Richmond

Hamptons Park Residential Development
Cressey Development Corp. Ph: (604) 683-1256
Development to include 410 apartment units on Garden City Rd. Phase 1 (The Hamptons: 97 condominium units and 2 townhomes) located at 6388 Alder St, is complete. Phases 3 (30-units) and 4 (19-units): located at 6300 Alder St completed in Apr 2002. The Katsura residential tower completed in Feb 2005 and the Sequoia tower completed in Mar 2005. The Magnolia, a 16-storey, 110-unit building, began construction in Summer 2004 and is expected to complete in Spring 2006. The 18-storey Casuarina, containing 103 apartments and 69 townhouses, is the final tower and started construction in Fall 2004. Additional amenities include two clubhouses, each containing a pool, steam room, sauna, lounge, outdoor fireplace and barbecue. Plans also include Park Homes at Hamptons Park, which are a total of approx 70-units of concrete townhouses. 44 townhouses will be located between Sequoia and Katsura, and approx 25-units of townhouses will be located between Magnolia and Casurina. Website: www.hamptonspark.com

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 100 — Finish: Feb 2006
First Entry: Sep 1997 — Last Update: Sep 2005
Project ID: 110

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Squamish

Residential Development at Garibaldi Highlands
Townline Ventures Ltd. Ph: (604) 276-8823
Proposed residential development on 138 acres to include 300 single-family and townhouse units. Phase 1, 82 lot subdivision is underway.

Status: Construction started — Start: Oct 2005
Est. Cost ($ million): 50 — Finish: 2010
First Entry: Dec 2004 — Last Update: Dec 2005
Project ID: 1254

Squamish

The Spectacle at Highland Village
Westmana Development Corp. Ph: (604) 687-7066
Project includes 72 condominiums in a 4-storey building located at 40437 Tantalus Rd, with 18,500 sq ft of commercial space on the bottom floor, as well as a fitness centre, games room and a 3,000 sq ft roof garden. The contractor is Ventana Construction. Architect: Studio One Architecture. Website: www.SpectacleHomes.com

Status: Construction started — Start: Jul 2004
Est. Cost ($ million): 20 — Finish: Jan 2006
First Entry: Sep 2004 — Last Update: Dec 2005
Project ID: 1186

Squamish

Sea-to-Sky University at Squamish
Howe Sound Education Foundation Ph: (604) 898-5535
Undergraduate university on 283 acre site near the Garibaldi Highlands. Campus includes academic buildings, student and faculty housing, and cultural, recreational and commercial facilities. Campus construction began in Spring 2005 and is expected to complete in time for a Sep 2007 opening. Plans include 960-units of market housing, called University Heights. Phase 1 of the market-housing includes 135 single- and semi-detached lots and multi-family parcels - First Cambridge Capital Inc. will develop and own the first parcel of 19 ha. Architects: Hotson Bakker Architects/Ramsay Worden Architects.

Status: Construction started — Start: Mar 2004
Est. Cost ($ million): 150 — Finish: 2008
First Entry: Sep 2000 — Last Update: Dec 2005
Project ID: 694

Squamish

Garibaldi Springs Golf & Country Club
Newport Ridge Golf Ltd./Townline Properties Ph: (604) 925-8928
A golf course, clubhouse and 111-unit hotel plus 106 townhouses and detached houses and 15,000 sq ft of commercial space. The 18-hole golf course and Phase 1 townhouses are complete. Phase 2, 60 townhouses, have completed in Jul 2005. The hotel will be managed by Atlific Hotels & Resorts, and is expected to start construction in early 2006.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 73 — Finish: Jun 2007
First Entry: Dec 1997 — Last Update: Dec 2005
Project ID: 122

Steveston

London Landing Residential Development
London Landing Development Corp
Ph: (604) 736-1156 (Gomberoff Bell Lyon)
Residential development on a 10.5 acre site at the south end of No. 2 Rd. Phases 1 to 4, which include single-detached homes and townhouses, are complete. Phase 5, which is a 5-storey mixed-use condominium, is currently under construction. Architect for Phases 1 to 5 is Gomberoff Bell Lyon Architects Group. Phase 7, a 14-unit condominium building, is under construction and expected to complete in early 2006. Architect for Phases 6 and 7 is Patrick Cotter Architect Inc. Plans also include a small commercial area. Website: www.londonlanding.com

Status: Construction started — Start: 2000
Est. Cost ($ million): 38 — Finish: Summer 2007
First Entry: Jun 2005 — Last Update: Dec 2005
Project ID: 1403

Surrey

d'Cor Residential Tower
Newgen and Kerkhoff Construction Ph: (604) 796-1056
Construction has started on a residential condominium tower with the first phase expected to complete in June 2006, followed by the second phase. Plans will include some commercial space.

Status: Construction started — Start: Sept 2005
Est. Cost ($ million): 20 — Finish: Aug 2006
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1624

Surrey

Fraser Highway Widening
Translink Ph: (604) 453-4500
Fraser Highway will be widened to four lanes through Surrey. Current phase of project includes bridge improvements over the Serpentine River. Website: www.translink.bc.ca

Status: Construction started — Start: Jun 2005
Est. Cost ($ million): 45 — Finish: Early 2008
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1606

Surrey

Progressive Inter-cultural Community Services Society
Fraser Health Authority Ph: (604) 450-7881
72 units of assisted care housing being developed under the Independent Living BC program, at 7566 120A Street.

Status: Construction started — Start: Jul 2005
Est. Cost ($ million): 20 — Finish: Summer 2006
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1616

Surrey

The Aura Residential Development
Signature Vision Developments Ph: (604) 582-2872
Apartment home development located at 108 Avenue and 139 Street. Architect: Creekside Architects Ltd. Website: www.auraliving.ca

Status: Construction started — Start: Aug 2005
Est. Cost ($ million): 20 — Finish: Oct 2006
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1604

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2. Mainland/Southwest

Surrey

Clayton Village Residential Development
BFW Developments Ltd./City of Surrey Ph: (604) 532-6060
Phased residential development on approx 500 acre site bounded by 68th Ave, 72nd Ave, 188th St and 192nd St. Phase 1 and 2 include approximately 250 single-family homes, 52 detached strata homes, and 170 townhouses, and is complete. Phase 3 will include 87 single-family homes. Website: www.claytonvillage.ca

Status: Construction started — Start: Fall 2003
Est. Cost ($ million): 20 — Finish: Summer 2006
First Entry: Jun 2005 — Last Update: Sep 2005
Project ID: 1402

Surrey

Kwantlen University College Surrey Campus Expansion
Kwantlen University College Ph: (604) 685-6312 (Architect)
Renovation and expansion of Surrey Campus of Kwantlen University College to accommodate increase in capacity by 1100 seats on the Surrey campus. Building D expansion of 1260 sm will be complete by Feb 2006. The library renovation, to increase library space by 5220 sm, will be complete in Jul 2006. Building C's 4300 sm expansion will be complete by Apr 2007. Provincial funding has been approved.

Status: Construction started — Start: Summer 2005
Est. Cost ($ million): 36 — Finish: Apr 2007
First Entry: Jun 2005 — Last Update: Sep 2005
Project ID: 135

Surrey

South Surrey Seniors Village
Fraser Health Authority Ph: (604) 662-4969
A seniors care centre on a 2.3-acre site on the corner of 152nd Street and 32nd Avenue, to include 85 new residential care beds and 42 new assisted living units. The contract to build and operate the facility was awarded to Retirement Concepts Services Ltd.

Status: Construction started — Start: May 2005
Est. Cost ($ million): 22 — Finish: Fall 2006
First Entry: Jun 2005 — Last Update: Jun 2005
Project ID: 1445

Surrey

Central City Neighbourhood
Jung Ventures Ltd. Ph: (604) 582-8865
Condominium development to include five 36-storey residential towers in 1400 units at King George Hwy and Old Yale Rd. Project will occupy 1.3 million sq ft of residential space and include 147,500 sq ft of commercial space. Phase 1 will be a 36-storey, 340-unit tower called Infinity, as well as two small commercial units. Phase 2, a second tower named Infinity 2, was offered for sale in Jul 2005. Architect for the Infinity towers: Davidson Yuen Simpson Architects. Website: www.centralcity2005.com

Status: Construction started — Start: Jun 2005
Est. Cost ($ million): 350 — Finish: 2009
First Entry: Mar 2005 — Last Update: Dec 2005
Project ID: 1290

Surrey

Clayton Crossing Shopping Centre
Avondale Development Corporation Ph: (604) 591-4011
106,000 sq ft shopping centre at 18669 Fraser Hwy to include an Extra Foods, Shoppers Drug Mart and a number of smaller retailers. Development permit application is under review.

Status: Construction started — Start: Oct 2005
Est. Cost ($ million): 20 — Finish: Early 2006
First Entry: Mar 2005 — Last Update: Dec 2005
Project ID: 1289

Surrey

Encore at Hillcrest Townhouses
Hillcrest Ventures Ltd. Ph: (604) 591-4441 (City of Surrey)
Development to include 198-units of 3-storey townhouses at 18701 - 66th Ave. Project will be developed in phases. Phases 1 - 6 are complete. The remaining phases will complete by Summer 2006. Additional amenities include the Hillcrest club building, which includes a lounge, guest suite, fitness centre, and business conference room. Website: www.encoreathillcrest.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 30 — Finish: Summer 2006
First Entry: Mar 2005 — Last Update: Dec 2005
Project ID: 1292

Surrey

Payal Business Centre
Mainland Demo Contracting Ltd. Ph: (604) 591-4441 (City of Surrey)
Commercial development at 12905 80 Ave to include 25,053 sq m in 10 buildings. Project will be constructed in 4 phases. Phase 1 is complete and Phase 2, which includes a banquet hall development, is currently under construction, and will complete in the Spring 2006. Phase 3 is planned to begin construction in Jan 2006.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 50 — Finish: 2007
First Entry: Mar 2005 — Last Update: Dec 2005
Project ID: 1323

Surrey

Residential Development
Kerkhoff Construction (Owners Rep) Ph: (604) 824-4122
Residential development to include two 4-storey buildings containing 140-units located at 10455 and 10499 - 134th Street. First low rise will contain 72-units and the second will contain 68. A high rise apartment building will proceed at a future date. Architect: Focus Architecture Inc.

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 27 — Finish: Spring 2006
First Entry: Mar 2005 — Last Update: Dec 2005
Project ID: 1326

Surrey

Sunberry Court Townhouses
Solterra Development (Sunberry) Corp. Ph: (604) 528-6010
Townhouse development to include 93, 3-storey units at 192nd St and 65th Ave in the Southlands community. Project will be built in four phases. Phase 1 construction is underway. Website: www.sunberrycourt.com

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 20 — Finish: 2008
First Entry: Mar 2005 — Last Update: Dec 2005
Project ID: 1345

Surrey

Bacara Townhouses
Bogner Developments Ph: (604) 278-3378
96-unit, 3-storey townhouse development to be located at 18850 72nd Ave. Architect: Rositch Hemphill Architects. Phase 1 completed. Phase 2 starting in Sep 2005.

Status: Construction started — Start: Late 2004
Est. Cost ($ million): 20 — Finish: Summer 2006
First Entry: Dec 2004 — Last Update: Sep 2005
Project ID: 1257

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Surrey

Panorama Place Residential Development
Polygon Homes Ph: (604) 877-1131
Townhouse development located at 152nd and 64th Ave. Brooklands contains 259-units of 3-storey townhouses, Gillis Walk contains 57 seniors-oriented, 2-storey townhouses, and Uplands contains 124-units of 3-storey townhouses. Additional amenities include the 10,000 sq ft Panorama Club (completed). The final phase of Brooklands is in pre-sales. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 55 — Finish: Late 2007
First Entry: Dec 2004 — Last Update: Sep 2005
Project ID: 1274

Surrey

Two Blue -Townhouse Development - 6616 194th Street
Lakewood Group Ph: (604) 590-8444
2- and 3-storey townhouse development to contain 150-units and be constructed in two phases at 6616 194th St. Phase 1 has commenced construction, with Phase 2 to follow in Spring 2006.

Status: Construction started — Start: Dec 2005
Est. Cost ($ million): 20 — Finish: Late 2007
First Entry: Dec 2004 — Last Update: Dec 2005
Project ID: 1279

Surrey

North Surrey Auto Mall
Jim Pattison Auto Group Ph: (250) 386-3516
A proposed destination auto mall on an 18.8 acre site between Guildford Dr and the TransCanada Hwy. Mall will have 7 dealerships, including a Toyota, Hyundai and Volvo dealership. The first dealership, Jim Pattison Toyota is well underway. The contract for the Hyundai and Volvo stores has been awarded to Titan Construction and commenced construction in late 2005.

Status: Construction started — Start: Jun 2005
Est. Cost ($ million): 75 — Finish: Fall 2006
First Entry: Sep 2004 — Last Update: Dec 2005
Project ID: 1191

Surrey

Panorama Ridge Secondary School
School District 36 (Surrey) Ph: (604) 596-7733
A new high school in Surrey will be built on the former Surrey Traditional School site and have the capacity for 1,100 students.

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 25 — Finish: May 2006
First Entry: Sep 2004 — Last Update: Jun 2005
Project ID: 1189

Surrey

Terrane Townhouses
Lakewood Group Developments Ltd. Ph: (604) 590-8444
Townhouse development at Scott Road and 68th Ave, 191 units in 4-storey buildings. Plans also include a 5,000 sq ft amenity building. Construction is on schedule. Website: www.lakewood.ca

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 30 — Finish: Spring 2006
First Entry: Sep 2004 — Last Update: Sep 2005
Project ID: 1215

Surrey

Fraser River Port Expansion
Fraser Surrey Docks Ltd./Fraser Port/IDC Distribution Services Ltd.
Ph: (604) 524-6655
Upgrade and expansion to the Fraser Surrey Docks. Phase 1 will increase capacity to 415,000 TEUs, includes purchasing two new 55 m gantry cranes, for a total of five, completed in Apr 2005. Intermodal facilities are completed. Rebuilding of the container yard ($12 mil) will commence in early 2006. Website: www.fraserportauthority.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 190 — Finish: 2011
First Entry: Jun 2004 — Last Update: Jun 2005
Project ID: 1107

Surrey

Simon Fraser University - Surrey Campus
Simon Fraser University Ph: (604) 291-3394
New SFU campus is being built in Surrey by outfitting and occupying part of a 25-storey office tower (Central City building), which was previously meant to house ICBC and the Technical University of BC. Project will be completed in phases. Phase 1A, outfitting two floors, finished construction in Aug 2004. Bird Construction has won the Phase 1B tender, which consists of 125,000 sq ft theater including the podium, galleria and mezzanine which completed in Sep 2005. Construction has commenced for Phase 2, which consists of office, classroom and lab space on the fourth and fifth floor of the galleria (approx 40,000 sq ft).

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 70 — Finish: Sep 2007
First Entry: Jun 2004 — Last Update: Sep 2005
Project ID: 1109

Surrey

Border Infrastructure Project - Highway 10
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to Hwy 10 to four-lane the segment between 122nd and 172nd St. Design contract for Hwy 10 was awarded to the UMA Group. Pre-load underway and King George Highway intersection construction started in Jun 2005. Other key activities include the Serpentine River North Bridge and Cloverdale Canal crossing. Website: www.bip.gov.bc.ca

Status: Construction started — Start: Jun 2005
Est. Cost ($ million): 42 — Finish: Late 2007
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 917

Surrey

Campbell Heights Business Park
Campbell Heights Group Ph: (604) 687-1520
Project comprises approx 798 ha (1,971 acres) of land located south of 44 Ave, east of 186 St, north of 18 Ave and west of the Surrey/Langley border (196 St). The plan includes high-technology, research, office and business park uses. Construction on Corporate Images' 200,000 sq ft building completed in Mar 2005. Linmark building finished in Sep 05, Flynn Canada completed Oct 05. Trimetal finished Dec 05. Several buildings have started construction in Late 2005; Fasteel, Port Realty multi-tenant building, Canadian Windows, Aarc West, Trowl Trade, Advance Wire, MDM Construction, Papermake, Inter Provincial, and Teck Construction multi-tenant building.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 50 — Finish: 2009
First Entry: Sep 2002 — Last Update: Dec 2005
Project ID: 831

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2. Mainland/Southwest

Surrey

Elim Village Seniors Housing Development
Elim Housing Society Ph: (604) 930-2475
Ten structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on a 28 acre site in the 9000 block of 160th St. Phase 1 is completed. A 109-unit assisted-living complex, called The Emerald, began construction in Jun 2004 and completed in Jul 2005. Two independent living buildings, of 45- and 25-units, are expected to begin construction in Summer 2006. Additional phases will be developed over the next 3 years. Architect: OCA Architects.

Status: Construction started — Start: Sep 2000
Est. Cost ($ million): 75 — Finish: Early 2008
First Entry: Jun 1999 — Last Update: Dec 2005
Project ID: 567

Surrey

Charlton Park Residential Development
ONNI Group of Companies Ph: (604) 602-7711
Residential development at 10231 - 154th St includes three 4-storey buildings to be built over a shared parkade and amenity building. Building A will include 121 residential units, and commercial space. Building B will include 85-units, and Building C will include 127-units and commercial space.

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 35 — Finish: 2008
First Entry: Sep 1998 — Last Update: Jun 2005
Project ID: 458

Surrey

104 Avenue Centre
Donald Pitt Ph: (604) 736-4847 (Construction Manager)
254,000 sq ft commercial development on a 6 ha site at 104th Ave between 140th and 144th Streets. Project was started as a shopping mall (known as the Asian Centre) but placed on hold in 1999. It is now being redeveloped by a new owner partly as office space. Main construction is nearly complete, with remodeling and tenant improvements still underway.

Status: Construction started — Start: Late 2003
Est. Cost ($ million): 50 — Finish: Spring 2006
First Entry: Dec 1997 — Last Update: Dec 2005
Project ID: 128

Surrey

Guildford Park Place
Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Residential development to be constructed in phases. Phase 1, the Stanley, is complete. Construction is complete on Phase 2, which consists of the Chatsworth Gardens condos and Hampstead Mews townhouses. Phase 3, Bloomsbury Court, started construction in Jun 2005 which consists of four 15-storey structures - 2 apartment buildings and two townhouse buildings - totalling 187,000 sq ft. Architect: Kirkor Architects & Planners. Website: www.guildfordparkliving.com

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 30 — Finish: Oct 2006
First Entry: Dec 1997 — Last Update: Dec 2005
Project ID: 199

Vancouver

Affiniti Condominiums
Redekop Properties Inc. Ph: (604) 875-1000
35 unit boutique-style condominium and townhouse development on 9 floors is located at 587 West 7th Avenue. Website: www.affinitiliving.com

Status: Construction started — Start: Late 2005
Est. Cost ($ million): 20 — Finish: Early 2007
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1591

Vancouver

Beulah Gardens Homes Society
Vancouver Coastal Health Ph: (604) 875-4252
89 units of assisted living for seniors, located at 2001 Cassiar Street, is the second phase of a larger redevelopment plan. Partially funded by the Independent Living BC program.

Status: Construction started — Start: Jul 2005
Est. Cost ($ million): 20 — Finish: Summer 2006
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1614

Vancouver

Bohemia Condominiums
Vanbots Construction Ph: (604) 879-8777
Proposed luxury condominium development in 4 buildings in False Creek. Website: www.bohemiatownhomes.com

Status: Construction started — Start: Feb 2005
Est. Cost ($ million): 20 — Finish: May 2006
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1611

Vancouver

Finale Condominiums
Emerson Homes Ph: (604) 437-4663
130 unit condominium project in two buildings. Phase 1 building, named West, commenced construction and Phase 2 building, named East, to follow. Website: www.finalehomes.com

Status: Construction started — Start: Nov 2005
Est. Cost ($ million): 30 — Finish: Late 2006
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1610

Vancouver

Icelandic Assisted Living Residence
Icelandic Care Home Hfn Society Ph: (604) 871-6096
4 story seniors residence, containing 77 units has started construction at 2020 Harrison Drive. Architect: Henriquez Partners Architects.

Status: Construction started — Start: Oct 2005
Est. Cost ($ million): 20 — Finish: Fall 2006
First Entry: Dec 2005 — Last Update: Dec 2005
Project ID: 1556

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Vancouver

Cambie and Second Avenue Shopping Center
RAV Project Management Ltd. (RAVCO) Ph: (604) 484-7287
Construction of an underground shopping complex at Cambie and Second Ave is underway, in conjunction with the Cambie Street skytrain station.

Status: Construction started — Start: Sep 2005
Est. Cost ($ million): 29 — Finish: Nov 2009
First Entry: Sep 2005 — Last Update: Sep 2005
Project ID: 1497

Vancouver

Grace Condominium Towers
Scott Construction Group Ph: (604) 874-8228
Residential tower to include 52 units in a 27 storey tower at 1280 Richards Street. Architect: James Schouw Website: www.graceresidences.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 24 — Finish: Spring 2006
First Entry: Sep 2005 — Last Update: Dec 2005
Project ID: 1546

Vancouver

The Rise Development
Grosvenor International Canada Inc. Ph: (604) 683-1141
Mixed use development at Cambie St + W. 8th Ave to include 92-units of townhouses above 3-storeys and approx 200,000 sq ft of retail space. Architect: Nigel Baldwin Architects.

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 60 — Finish: Summer 2007
First Entry: Jun 2005 — Last Update: Sep 2005
Project ID: 1393

Vancouver

Vandusen Garden Renovation Project
Vandusen Botanical Garden Ph: (604) 257-8661
Renovation project to include a redesigned entrance, expanded gift shop, and doubling the size of the Floral Hall to create a 25-seat conference facility. Plans also include a new 7,000 sq ft garden pavilion which will contain a 450-seat hall, two classrooms and exhibit space. Work is currently underway on the Phyllis Bentall water garden. Architect: Downs Archambault & Partners. The contract for final project design will be tendered early in 2006, followed by the tendering for construction. Construction on the pavillion expected to begin early in 2007.

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 20 — Finish: 2010
First Entry: Jun 2005 — Last Update: Dec 2005
Project ID: 1400

Vancouver

Cielo Condominiums
Delta Land Ph: (604) 678-9220
30-storey, 140-unit residential development located at 1205 W. Hastings. Additional amenities include fitness facilities and commercial space on the ground floor, to include a grocery store. Architect: Archibault & Downs. Website: www.cielosoon.com

Status: Construction started — Start: Feb 2005
Est. Cost ($ million): 100 — Finish: Late 2006
First Entry: Mar 2005 — Last Update: Sep 2005
Project ID: 1302

Vancouver

Langara College Expansion
Langara College Ph: (604) 323-5611
Development of 7,700 sq m to include a new library and classroom building, a parkade, and 2,300 sq m of renovations to the old library to create classrooms, computer labs, offices and meeting space.

Status: Construction started — Start: Jun 2005
Est. Cost ($ million): 39 — Finish: Jan 2007
First Entry: Mar 2005 — Last Update: Jun 2005
Project ID: 1355

Vancouver

Silver Sea Residential Development
Concord Pacific Ph: (604) 681-8882
A 9-storey, 31-unit residential development close to the Granville Bridge. Architect: Busby Perkins & Will Ltd.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Mar 2005 — Last Update: Sep 2005
Project ID: 1301

Vancouver

Coopers Quay Residential Development
Concord Pacific Ph: (604) 681-8882
Residential development at 900 Pacific Blvd on False Creeks North Shore to include 600 residential units east from Cambie Bridge to BC Place. Plans include a mixture of 5 low and high rise buildings to contain condominiums, townhouses and lofts. Phase 1, Coopers Lookout, is a 30-storey, 221-unit concrete condominium and townhouse project which is currently under construction. Architect is Hancock Bruckner Eng & Wright. Additional amenities include the 14,000 sq ft Esprit City Club. Phase 2 is a mid-rise called Coopers Pointe. Also planned for the Coopers Quay neighbourhood is the Mariner which consists of two high-rise towers. The project construction is expected to create 1,700 person years of employment. Website: www.cooperslookout.com

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 500 — Finish: Fall 2007
First Entry: Dec 2004 — Last Update: Dec 2005
Project ID: 1276

Vancouver

Elan Condominiums
Cressey Development Corp. Ph: (604) 683-1256
The project is a 30-storey high rise containing 229 condominiums and townhouses located at Seymour and Drake. Architect: Paul Merrick Architects Ltd.

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 80 — Finish: Fall 2006
First Entry: Dec 2004 — Last Update: Jun 2005
Project ID: 1249

Vancouver

Pomaria Residential Development
Qualex-Landmark Ph: (604) 685-0111
A 30-storey condominium and townhouse development on Howe St at Beach Ave. Project will contain 112 condominiums and 26 townhouses. Architect: Rafii Architects Inc.Construction Manager: Intertech Construction. Website: www.pomaria.com

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 25 — Finish: Feb 2007
First Entry: Dec 2004 — Last Update: Sep 2005
Project ID: 1282

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2. Mainland/Southwest

Vancouver

L'Hermitage en Ville Condominium Tower
Millenium Development Corporation Ph: (604) 688-2300
A 29-storey condominium tower located at the corner of Robson and Richards contain 233 residential units, 29 hotel units and a walkway to the adjacent Westin Grande hotel. Plans also include 52,000 sq ft of retail space on two levels, including a grocer, and 46 self-contained units of non-market housing in a 6-storey building on the site of the Passlin Hotel at 746 Richards St. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 50 — Finish: Fall 2006
First Entry: Sep 2004 — Last Update: Dec 2005
Project ID: 1193

Vancouver

Montreux Artist Residences
Bastion Development Corp. Ph: (604) 731-3500
89-unit, 9-storey condominium development and 11 commercial spaces, located at 2055 Yukon. Architect: Hancock Bruckner Eng & Wright. Website: www.montreuxliving.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Feb 2006
First Entry: Sep 2004 — Last Update: Dec 2005
Project ID: 1216

Vancouver

Qube Condominiums
Anthem Properties Ph: (604) 689-3040
Renovation of an existing building at 1333 W. Georgia St (Westcoast Energy Building) to include 180 condominiums in a 15-storey building. The lobby occupies the first three storeys, and the condos are on the twelve storeys above. Project includes a complete replacement of the building exterior and window system. Architect: Musson Cattell Mackey Partnership. Website: www.qubeliving.com

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 20 — Finish: Jan 2006
First Entry: Sep 2004 — Last Update: Dec 2005
Project ID: 1180

Vancouver

Tribeca Lofts
Chandler Development Group Ph: (604) 692-0111
53 lofts and townhouses in an 8-storey building located at 988 Richards near the corner of Nelson St. Plans also include a 2,500 sq ft courtyard. Architect: Hancock Bruckner Eng & Wright. Website: www.tribecaloftsyaletown.com

Status: Construction started — Start: Jan 2005
Est. Cost ($ million): 20 — Finish: Feb 2006
First Entry: Sep 2004 — Last Update: Sep 2005
Project ID: 1208

Vancouver

UNO Residential and Commercial Development
Intracorp Developments Ph: (604) 801-7000
An 11-storey apartment building with 110-units and 3-storey townhouses at the corner of 11th and Kingsway. The project also includes 7,000 sq ft of retail space occupied by an Oni One store. Architect: Busby & Associates. Website: www.unoliving.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Sep 2004 — Last Update: Dec 2005
Project ID: 1165

Vancouver

Freesia Condominium Development
Magellen Developments (20/20) Inc. Ph: (604) 228-2020
Development of a 19-storey (132,000 sq ft), 185-unit concrete condominium building located at 1082 Seymour. Architect: Lawrence Doyle Architects. Website: www.freesialiving.com

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 52 — Finish: Summer 2006
First Entry: Jun 2004 — Last Update: Dec 2005
Project ID: 1147

Vancouver

Grosvenor Retail and Residential Development —485 West Eight Avenue
Grosvenor Canada Ltd. Ph: (604) 683-1141
A combined retail and residential complex at 455 W. 8th Ave. Project includes 91 live-work units above 210,000 sq ft of commercial and retail space. Two of the major tenants include Save-On Foods and Winners.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Early 2006
First Entry: Jun 2004 — Last Update: Sep 2004
Project ID: 1053

Vancouver

Koret Lofts
Worthington Properties Inc. Ph: (604) 899-6063
A 6-storey, 118-unit condominium building located at 55 E. Cordova St. Project is a renovation of an existing heritage building. Website: www.koretlofts.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 40 — Finish: Feb 2006
First Entry: Jun 2004 — Last Update: Dec 2005
Project ID: 1118

Vancouver

Olive Condominiums
Cressey Development Corp. Ph: (604) 683-1256
Condominium at the corner of Cambie and 16th Ave. Plans include a 20,000 sq ft Capers Community Market on the ground floor, which opened late 2005.

Status: Construction started — Start: Late 2004
Est. Cost ($ million): 50 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Dec 2005
Project ID: 1121

Vancouver

Shangri-La Hotel and Development
Shangri-La Hotels and Resorts/Westbank Projects/
Peterson Investment Group Ph: (604) 873-4333 (Architect)
A 60-storey, 642 ft high commercial and residential tower at 1120 Georgia St will be the tallest building in Vancouver. First 15 floors will be occupied by a 120-room luxury Shangri-La hotel and Urban Fare store. Additional amenities in the hotel include a 5,500 sq ft fitness centre, 6,500 sq ft spa, large swimming pool, three restaurants, business centre, library, multi-media screening room, Vancouver Art Gallery Public Art Site and outdoor pool. Floors 16 to 42 will include 227 live-work units, floors 43-59 will have 66 estate suites, and the 60th floor will be a penthouse. Architect: James K. M. Cheng Architects Inc. Website: www.livingshangri-la.com

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 350 — Finish: Feb 2008
First Entry: Jun 2004 — Last Update: Dec 2005
Project ID: 1138

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Vancouver

Skyline on Broadway
Leeda Developments Group/First Western Developments Ltd.
Ph: (604) 737-1623
A 10-storey concrete condominium building containing 44-units located at 1125 W. Broadway. Architect: W.T. Leung Architects. Website: www.skylinecondos.ca

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 20 — Finish: June 2006
First Entry: Jun 2004 — Last Update: Sep 2005
Project ID: 1127

Vancouver

TransLink Transit Centre
TransLink Ph: (604) 261-8607
Relocation of TransLink's transit centre to a 17 acre property known as the Eburne lands at 9149 Hudson St to include a new facility for bus maintenance and storage.

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 66 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Dec 2005
Project ID: 1136

Vancouver

Virtu Residential Development
Amacon Ph: (604) 602-7700
11-storey, 63-unit boutique residential development, including 6 townhomes, located at 1650 W. 7th Ave. Additional amenities include a gallery, studio, lounge and fitness facilities. Architect: Larry Doyle Architects. Website: www.virtu.ca

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Jun 2005
Project ID: 1142

Vancouver

1082 Seymour Street Mixed Use Tower
EL & EL Investments Ph: (604) 733-3100 (Architect)
A 19-storey, 181-unit mixed use tower completed review with the Urban Design Panel. Architect: Lawrence Doyle Architects.

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 25 — Finish: Summer 2006
First Entry: Mar 2004 — Last Update: Sep 2005
Project ID: 1096

Vancouver

1900 West Georgia (901 Alberni) Residential Tower
Prima Properties Ltd. Ph: (604) 683-4131 (Architect)
22-storey, 76-unit residential tower to be located at 1900 W. Georgia. Architect: Merrick Architecture.

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 30 — Finish: Summer 2006
First Entry: Mar 2004 — Last Update: Sep 2005
Project ID: 1095

Vancouver

540 Beatty Street Condominiums
Townline Group of Companies Ph: (604) 682-1050
70-unit condominium redevelopment on Beatty at Pender. Architect: Howard Bingham Hill Architects. Design consultant: Graham & deAraujo Design Studio.

Status: Construction started — Start: Late 2005
Est. Cost ($ million): 20 — Finish: Spring 2007
First Entry: Mar 2004 — Last Update: Dec 2005
Project ID: 1061

Vancouver

1455 Howe Street Live/Work Tower and Townhouses
Qualex Landmark Ph: (604) 731-9053
A proposed live/work 30-storey tower with adjacent townhouses located at 1455 Howe St. Architect: Brook Development Planning Inc.

Status: Construction started — Start: May 2005
Est. Cost ($ million): 25 — Finish: Late 2007
First Entry: Dec 2003 — Last Update: Jun 2005
Project ID: 1042

Vancouver

2228 West Broadway Commercial/Residential Buildings
665428 BC Ltd. Ph: (604) 873-7135 (City of Vancouver)
A mixed-use building comprising a drug store, grocery store, and other retail use with 133 dwelling units above, at 2228 W. Broadway. Architect: Hancock Bruckner Eng & Wright.

Status: Construction started — Start: Summer 2005
Est. Cost ($ million): 25 — Finish: 2006
First Entry: Dec 2003 — Last Update: Sep 2005
Project ID: 1045

Vancouver

728 Pacific Boulevard Residential Towers
Concord Pacific Ph: (604) 895-8249
The mixed use project at 728 Pacific Blvd, adjacent to the Plaza of Nations includes; 6 residential towers of 1100 units and commercial space. Architect: James K. M. Cheng Architects Inc. Website: www.concordpacific.com

Status: Construction started — Start: Mar 2005
Est. Cost ($ million): 150 — Finish: 2009
First Entry: Dec 2003 — Last Update: Dec 2005
Project ID: 1050

Vancouver

L'Hermitage en Ville
Millenium Development Corporation Ph: (604) 688-2300
The project at 788 Richards is a 29-storey mixed-use tower with 204, 1-3 bedroom units. Plans include residential housing, 4 levels of underground parking, commercial space and a hotel. Architect: Stu Lyon Architect. Website: http://lhvancouver.com/

Status: Construction started — Start: Oct 2005
Est. Cost ($ million): 25 — Finish: Summer 2006
First Entry: Dec 2003 — Last Update: Dec 2005
Project ID: 1022

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Vancouver

Beulah Gardens - 2075 Cassiar Street
L.P.A. Development & Marketing Ltd. Ph: (604) 736-5546
299-units of housing for seniors to be developed in three phases. Building A, with 96-units at the east side of the site, has completed in Nov 2005. Building B will have 89-units at the centre of the site, and Building C will have 188-units along Rupert St. Project includes 130 underground parking spaces. Architect: Hulbert Group.

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 38 — Finish: 2008
First Entry: Sep 2003 — Last Update: Dec 2005
Project ID: 988

Vancouver

Elan - 1255 Seymour Street Residential Tower
Cressey Seymour Development Ltd. Ph: (604) 683-1256
34-storey residential tower with a 4.5-storey townhouse plinth; to preserve and renovate the existing Liberty Building. Architect: Paul Merrick Architects Ltd.

Status: Construction started — Start: May 2005
Est. Cost ($ million): 55 — Finish: Late 2007
First Entry: Sep 2003 — Last Update: Dec 2005
Project ID: 1019

Vancouver

King Edward Village - Kingsway and Knight Street
Tri-Power Developments Inc. Ph: (604) 669-6002 (Architect)
Development at 1402 to 1436 Kingsway and 4050 Knight St (the old Safeway site) will provide 330-units included in four residential buildings of 16-, 12-, 8- and 6-storeys, and 10 townhomes. The commercial portion of the development will include 114,360 sq ft for a grocery store and at least one other anchor tenant. In addition, a 7,436 sq ft library will be built. Phase 1, 5- and 12-storey buildings with 206-units and 9 townhouses and a 280 underground parkade, began construction in Fall 2004. Phase 2 construction started in Fall 2005. Architect: Rositch Hemphill & Associates. Website: www.kingedwardvillage.com

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 25 — Finish: Summer 2007
First Entry: Sep 2003 — Last Update: Sep 2005
Project ID: 984

Vancouver

The Hudson - 610 Granville Street
WFC & MDC Development Corp. Ph: (604) 694-1610
A 35-storey mixed-use retail, office, and live-work residential building with a total of 404 dwelling units, and seven levels of underground parking. The project includes the retention of two heritage building facades. Website: www.hudson610.com

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 50 — Finish: Summer 2006
First Entry: Sep 2003 — Last Update: Sep 2005
Project ID: 986

Vancouver

UBC - University Town
University of British Columbia/Private Developers Ph: (604) 822-6400
Eight neighbourhoods are currently being planned for the UBC Endowment Lands. Two neighbourhoods are under construction: Mid-Campus (Hawthorn Place) and Theological (Chancellor Place) neighbourhoods. A number of developments have completed construction. The Theological/ Chancellor Neighbourhood has several market housing developments under construction. Folio at Chancellor Place is a 58-unit, 4-storey wood-frame development expected to complete in Summer 2006. The Corus is a proposed 14 storey residential tower by Bastion Development Corporation, it is expected to complete in Mar 2007 . The $100 million, 7.2 ha Boulevard Neighbourhood project concluded the architectural competition. The neighbourhood plan for the East Campus Neighbourhood has received approval-in-principle. Planning has not begun on the Thunderbird and Gage South neighbourhoods. The North Campus neighbourhood is in the planning and consultation process. The South Campus neighbourhood including 2000 housing units, and received GVRD approval. Website: www.universitytown.ubc.ca

Status: Construction started — Start: 1999
Est. Cost ($ million): 350 — Finish: Summer 2015
First Entry: Sep 2003 — Last Update: Dec 2005
Project ID: 1008

Vancouver

Beach Crescent Neighbourhood - False Creek North Shore
Concord Pacific Ph: (604) 899-8800
As part of Concord Pacific's North Shore Development, the Beach Neighbourhood in North False Creek is expected to include over 2,100 residences in a combination of towers and low rise buildings. The neighbourhood will include a marina, childcare facility and 10 acres of parkland. Construction is complete on West One, the Waterford, and Azura 1 and 2 towers. Kings Landing, at the 600 block of Beach, consisting of two 22-storey towers with 120 condominiums and townhomes, has completed. Parkwest Tower 1 and 2 in the 600 block of Beach Cres, are completed. The Aqua at the Park, located in the 1400 block of Seymour, consists of 26-storeys and 187-units has completed. The two towers named Icon (11- and 16-storeys) are expected to complete in Spring 2006. Two additional towers, named The Max and Max 2, completed in Sep 2005. A proposed 20-storey waterfront tower, with a unique curved design, is expected to start construction by Spring 2006.

Status: Construction started — Start: 2002
Est. Cost ($ million): 3000 — Finish: Summer 2007
First Entry: Jun 2003 — Last Update: Dec 2005
Project ID: 951

Vancouver

Mount Pleasant Community Centre - 1 Kingsway
Vancouver City Ph: (604) 873-7135
Proposed community centre with gym, track, daycare, library, rental housing and underground parking is to be located at 1 Kingsway (near 7th and Main). Architect: Busby & Associates.

Status: Construction started — Start: Summer 2005
Est. Cost ($ million): 26 — Finish: Spring 2007
First Entry: Jun 2003 — Last Update: Sep 2005
Project ID: 945

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Vancouver

Border Infrastructure Project - Highway 15
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes an upgrade of the Hwy 15 segment between 32nd Ave and 88th Ave to four lanes, intersection improvements, a bridge widening and rail overpass improvements. Several portions of the work are complete. The twinning of the Roger Pierlet Bridge, a two-lane structure, started in Nov 2004 and is expected to complete in Jul 2006. Website: www.bip.gov.bc.ca

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 80 — Finish: Late 2006
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 915

Vancouver

Port of Vancouver Centerm and Vanterm Expansion Project
Vancouver Port Authority Ph: (604) 665-9337
The Port of Vancouver will add an extra 425,000 Twenty foot Equivalent Units of containers (TEUs) at the port's two Burrard Inlet container terminals, Centerm and Vanterm, for a new total capacity of 1.97 million TEUs in 2005. This represents the first step in the VPA's overall plan to reach 4 million TEUs of capacity by 2020. The throughput capacity of the facilities is expanding on the existing footprints. Vanterm will have its current capacity increased by 100,000 to 600,000 TEUs - construction completed. Centerm will have its current capacity increased from 340,000 to 720,000 TEUs to complete by 2007. See separate entry for Roberts Bank Container Terminal 2 and Deltaport Expansion (Delta). Website: www.portvancouver.com

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 208 — Finish: 2008
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 874

Vancouver

UBC - Marine Drive Student Housing
University of British Columbia Ph: (604) 731-3103
Single student housing development on the Food Sciences site to accommodate 2,000 to 2,500 graduate and undergraduate students. Project to be developed in two phases with approx 750 units in Phase 1 now complete, and 1,200 units (two towers near Wreck Beach) in Phase 2 are in public review. Capital cost is for Phase 2. Website: www.lbs.ubc.ca

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 136 — Finish: Sep 2007
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 890

Vancouver

Vancouver General Hospital Academic Ambulatory Care Centre
Access Health Vancouver Partnership Ph: (604) 375-3677
Public-private partnership to build a centre to coordinate outpatient services and provide physician practice offices, medical education areas, and related activities to support 600 medical professionals and 600,000 annual patient visits. The 11-storey, 365,000 sq ft centre would replace several older buildings at Oak and W. 12th Ave. Website: www.partnershipsbc.ca

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 95 — Finish: Aug 2006
First Entry: Mar 2003 — Last Update: Sep 2005
Project ID: 928

Vancouver

Yaletown Park
Wall Financial Corp. Ph: (604) 893-7136
Project site is the block bounded by Homer, Smithe, Mainland and Nelson Streets. It includes 3 properties with a total area of 114,409 sq ft and a 17,000 sq ft urban park. Plans include three towers (34-, 32-, and 30-storeys) with a 3- to 7-storey base that includes 23 townhouses (for a total of 880 dwelling units), 2,500 sq ft of retail space in two units, and three levels of underground parking for 965 vehicles. Construction is well underway. Architect: Buttjes Architects Inc. Website: www.yaletownpark.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 100 — Finish: Jan 2007
First Entry: Mar 2003 — Last Update: Sep 2005
Project ID: 885

Vancouver

UBC Library Expansion - Irving K. Barber Learning Centre
University of British Columbia Ph: (604) 822-3131
Expansion of the main campus library to be called the Irving K. Barber Learning Centre which will be constructed around th core of the Main Library to add 200,000 new sq ft of inside floor spar and 46,000 sq ft of renovated floor space, fully equipped to support wi ess technology. Phase 1 of the construction is complete; Phase 2 construction is postponed until Jan 2007 for construction cost and schedule analysis. Architect: Ledcor Industries Ltd.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 68 — Finish: Early 2008
First Entry: Dec 2002 — Last Update: Dec 2005
Project ID: 862

Vancouver

1280 Richards
James Schouw Ph: (604) 681-1000
26-storey residential tower with 3 levels of underground parking and fitness facilities at 1280 Richards.

Status: Construction started — Start: Apr 2004
Est. Cost ($ million): 25 — Finish: Early 2006
First Entry: Jun 2002 — Last Update: Dec 2005
Project ID: 814

Vancouver

The Melville
Amacon Developments Ph: (604) 602-7700
Plans at 550 Bute St are to construct a mixed use development with a 42-storey residential tower (400 ft) containing 256-units, a small boutique hotel of 12-storeys and 60-units, as well as convert the top two floors of an existing 10-storey mixed use/ parkade building from residential to commercial. Also included is a small retail component and public amenity space. Architect: Hewitt Tan Kwasnicky Architects Inc.

Status: Construction started — Start: Feb 2005
Est. Cost ($ million): 60 — Finish: Early 2006
First Entry: Mar 2002 — Last Update: Dec 2005
Project ID: 796

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Vancouver

UBC - Life Sciences Centre
University of British Columbia Ph: (604) 822-0195
A 5-storey 565,000 sq ft Life Sciences Centre for teaching and advanced research at the University of British Columbia. The main floor teaching areas completed construction in Aug 2004 and laboratory space on the upper floors completed in late 2004. Most parts of the centre are occupied and operational. The completion of the laboratory for the Centre for Disease Modeling is on hold pending confirmation of funding. Architect: Bunting Coady Architects/Diamond & Schmitt Architects Inc..

Status: Construction started — Start: Oct 2002
Est. Cost ($ million): 172 — Finish: Spring 2006
First Entry: Dec 2001 — Last Update: Dec 2005
Project ID: 779

Vancouver

Spectrum Residential/ Commercial Development
Concord Pacific Group Ph: (604) 681-8882
Development of a 145,000 sq ft Costco store and four residential towers set atop, ranging from 26- to 32-storeys, containing 900 housing units and various amenities, such as a swimming pool, with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with businesses, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture. Construction on Costco is expected to be completed by mid-2006, and the first of the four towers is expected to be completed by late 2007. Architect: Busby & Associates. Website: www.myspectrum.ca

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 200 — Finish: Late 2007
First Entry: Jun 2001 — Last Update: Sep 2005
Project ID: 749

Vancouver

Vancouver Convention Centre Expansion
Vancouver Convention Centre Expansion Project Ltd.
Ph: (604) 647-7203
Expansion to the Vancouver Trade and Convention Centre at Coal Harbour includes a marina, amphitheatre, civic park and gardens, with a green roof consisting of grasses and drought tolerant plants. There will be a 250,000 sq ft exhibition hall, 83,000 sq ft meeting room, 50,000 sq ft ballroom, 12,000 sq ft signature room and a 1,500-seat, 124,000 sq ft lecture hall. The $15 million, 30,000 sq m 2010 Olympic's International Broadcast Centre has been relocated from the proposed Richmond Trade and Exhibition Centre to this location. The BC government has commited an additional $50 million to the cost of the convention center expansion project to cover additional amenities and the rising cost of construction. Website: www.vanconex.com

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 615 — Finish: Late 2008
First Entry: Mar 2000 — Last Update: Sep 2005
Project ID: 162

Vancouver

Broadway Tech Centre
Bentall Corp Ph: (604) 661-5000
Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. The first two buildings at 2985 and 2955 Virtual Way are completed. Phase 2 consists of four 4-storey buildings with a total of 460,000 sq ft of commercial office and warehouse space at 2925 Virtual Way, and will begin construction in Spring 2006. Architect: Bunting Coady Architects.

Status: Construction started — Start: 2002
Est. Cost ($ million): 80 — Finish: 2007
First Entry: Mar 1999 — Last Update: Dec 2005
Project ID: 555

Vancouver

488 Robson Street Development
Peak Performance Enterprises- H. Tjoa Ph: (604) 683-4376 (Architect)
A 17-storey, mixed-use building containing 92 dwelling units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. Architect: Hancock Bruckner Eng & Wright Architects.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Mar 1998 — Last Update: Sep 2005
Project ID: 382

Vancouver

Bayshore Gardens
Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Dr (W. Georgia and Denman St), consists of several residential buildings. Architect for Phase 6 is Downs-Archambault. Website: www.bayshoregarden.com

Status: Construction started — Start: 1996
Est. Cost ($ million): 400 — Finish: Jan 2006
First Entry: Dec 1997 — Last Update: Dec 2005
Project ID: 243

Vancouver

Bentall 5 Project - Phase 2
Bentall Development Inc/OMERS Realty Corp. Ph: (604) 661-5000
Phase 2 of a 33-storey office and hotel tower of approx 630,000 sq ft, with retail and service amenities at street level and expansion of underground parking capacity at 550 Burrard St. Phase 1 completed in late 2002 (22-storey office tower with ground floor retail and office space and 7-storeys below grade for a total of 436,000 sq ft). Phase 2 consists of the remaining 11-storeys of the tower, 210,000 sq ft, the retail pavilion, and a permanent plaza. EllisDon Corporation has been awarded the contract for the construction of Phase 2 of Bentall 5 building. Architect: Musson Cattell Mackey Partnership. Website: www.bentall5.com

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 50 — Finish: Spring 2007
First Entry: Dec 1997 — Last Update: Dec 2005
Project ID: 242

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Vancouver

Citygate Complex
Bosa Development Corp. Ph: (604) 294-0666
Development of a site between Main and Quebec Streets at the east end of False Creek. Will include 2,000 residential units, retail and office space in nine phases. Phases 1-7 are complete. Phase 8, Sussex, which contains 77-units in a 14-storey tower, started construction in Mar 2004 and is expected to complete in early 2006. Phase 9, Creekside, which will contain 167-units in a 22-storey tower, started excavation in Summer 2005. Architects: Perkins & Co. Architecture & Urban Design Inc.

Status: Construction started — Start: 1989
Est. Cost ($ million): 350 — Finish: Fall 2006
First Entry: Dec 1997 — Last Update: Sep 2005
Project ID: 235

Vancouver

Coal Harbour Redevelopment
Marathon Developments Inc./Ledcor Industries/Aspac Developments Ph: (604) 893-8880
A multi-year project in 3 phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units. Expected to house 3,500 residents when fully built. The first three phases of several towers are complete. One 350-berth marina and the Coal Harbour Community Centre are completed. Shaw Tower (489 ft tall) on the Burrard Landing site, developed by Ledcor Industries, completed in early 2005. Aspac Developments has started construction on Harbour Green Place, consisting of 3 towers of 23-, 30- and 35-storeys. One Harbour Green, which contains 57-units, at 1169 W. Cordova began construction late Fall 2003 and will complete Mar 2007. Two Harbour Green, a 30-storey, 71-unit tower at 1139 W. Cordova, has started construction, and will include a pool, fitness facilities and spa centre, it is expected to complete in Fall 2008. Three Harbour Green will be scheduled according to the market. Website: www.waterfrontplace.com

Status: Construction started — Start: 1992
Est. Cost ($ million): 1000 — Finish: 2007
First Entry: Dec 1997 — Last Update: Dec 2005
Project ID: 240

Vancouver

Collingwood Village Condominiums
Concert Properties Ltd. Ph: (604) 688-9460
Development on Vaness adjacent to Joyce St Skytrain station will include 2,800 residential units on 14 ha, to be developed in phases. Completed towers and low rises in the first three phases include the Melbourne, Alexander, McGregor, Wessex Gate, Earle's Court, Remington, Centro, Bradford, Emerald Park Place, Amberleigh, Millenio, and Nexus. Phase 4: Latitude, a 24-storey concrete high rise with 244-units, is located at 3663 Crowley Dr. It started construction in Jun 2003 and completed in Mar 2005. Architect for Latitude is Rafii Architects Inc & Henry Richard Architect. Brio, a 61-unit low rise, also completed in Mar 2005. Urba, a 26- and 4-storey building which will contain 252-units and be located at 5380 Oben St, is under construction and expected to complete in Feb 2006. Architect for Urba is Lawrence Doyle Architects Inc. & Henry Richard Architect. The last tower, Circa, will contain 205-units and 192,300 sq ft of condominium and townhouse space in a 22-storey building on Crowley Dr, and started construction in Dec 2004. Architect for Circa is Lawrence Doyle Architect Inc. & Richard Henry Architect.

Status: Construction started — Start: 1994
Est. Cost ($ million): 100 — Finish: Nov 2006
First Entry: Dec 1997 — Last Update: Sep 2005
Project ID: 225

Vancouver

International Village Phase 2
Henderson Development Canada Ph: (604) 689-8898
Second stage of the International Village development at the northern end of the former Expo site just west of Chinatown, bound by Pender, Keefer, Abbot and Taylor Streets (500 Abbott St) which includes 300,000 sq ft of commercial space and 160,000 sq ft of residential property. The commercial component and a 23-storey tower are complete. Two high rises of 25- and 31-storeys and a 6-storey low rise, called Firenze, located at 600 Abbott in the southeast quadrant of the site, started construction in Fall 2004. Firenze has 457 units. Website: www.firenzeliving.com

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 150 — Finish: Oct 2006
First Entry: Dec 1997 — Last Update: Jun 2005
Project ID: 210

Vancouver To Callaghan Valley

Olympic Games - Sea-to-Sky Highway Upgrading
BC Ministry of Transportation Ph: (604) 669-8848
Major upgrades to Hwy 99 as part of the 2010 Olympic Bid program of improvements. Project involves widening and straightening 95 km of the highway at various points with three and four lanes, improving sight-lines, adding passing lanes and reducing driving hazards, from Nelson Creek canyon in the south to the northern terminus at Function Junction in Whistler. The section near Horseshoe Bay, starting near the Eagleridge exit and finishing near Lions Bay, will be upgraded with a $130 million, four-lane overland route. Construction began in Sep 2005 between Ansell place and Lions Bay. Horseshoe Bay to Ansell Place is planned to begin summer 2006. The selected proponent to build, finance and operate the project is S2S Transportation Group. Website: www.seatoskyimprovements.ca

Status: Construction started — Start: Fall 2005
Est. Cost ($ million): 626 — Finish: Spring 2009
First Entry: Mar 2003 — Last Update: Dec 2005
Project ID: 903

Vedder

G.W. Graham Middle Secondary School
School District 33 Ph: (604) 792-1321
Proposed new secondary school on Thomas Rd to accommodate 900 students. Building will be approx 10,000 sq m. Design-build project contract was awarded to Tritan Construction Ltd.

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 25 — Finish: Aug 2006
First Entry: Mar 2005 — Last Update: Jun 2005
Project ID: 1299

West Vancouver

Tapestry Condominiums
Concert Properties Ltd. Ph: (604) 688-9460
Condominium development to include 230-units in two buildings of 10- and 6-storeys located at 750 W. 12th Ave. Plans also include a daycare facility and community meeting room. Architect: Nigel Baldwin Architects. Website: www.discovertapestry.com

Status: Construction started — Start: Jul 2005
Est. Cost ($ million): 50 — Finish: Summer 2007
First Entry: Jun 2005 — Last Update: Sep 2005
Project ID: 1391

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West Vancouver

Seascapes Townhouses
United Properties Ltd. Ph: (604) 736-3864
100-units of 2- and 3-storey townhouses to be built in four phases on Ansel Pl. Phase 1, 24 townhouses, completed in Summer 2004. Phase 2, 18 townhouses have completed construction in Dec 2005. Phase 3, 16 townhouses, have started construction to complete in Summer 2006. Phase 4 will contain 48-units of townhouses. Architect: Studio One Architecture Ltd. Website: www.seascapestownhomes.com

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 48 — Finish: 2007
First Entry: Sep 2004 — Last Update: Dec 2005
Project ID: 1176

West Vancouver

Water's Edge Residential Development.
Millenium Development Corporation Ph: (604) 688-2300
79-unit residential development at 540 to 626 Clyde Ave on the Park Royal Hotel site includes three 5-storey buildings of approx 117,000 sq ft. Construction has commenced on all three towers, the Villas, the Estates, and the Residences. Architect: Robert A.M. Stern Architects/Lawrence Doyle Architect Inc. Website: www.at-watersedge.com

Status: Construction started — Start: Jan 2005
Est. Cost ($ million): 23 — Finish: Late 2007
First Entry: Dec 2003 — Last Update: Dec 2005
Project ID: 1029

Whistler

Nita Lake Lodge
David Ehrhardt/John Haiback/Bryce Chapman Ph: (604) 938-4270
A 4-storey, 80-room hotel with a restaurant and lounge. Plans also include a train station, employee housing, and 14 single-family homes. Architect: IBI Group Architects. The hotel portion will completed after the homes.

Status: Construction started — Start: Late 2003
Est. Cost ($ million): 56 — Finish: Spring 2006
First Entry: Mar 2004 — Last Update: Sep 2005
Project ID: 1085

Whistler

Creekside Residential Development
Intrawest Properties Ltd. Ph: (604) 669-9777
Creekside redevelopment includes 3 residential buildings - Legends and the First Tracks Lodge have been completed. Club Intrawest is expected to start construction in Apr 200[illegible].

Status: Construction started — Start: Apr 2000
Est. Cost ($ million): 200 — Finish: 2007
First Entry: Jun 1998 — Last Update: Dec 2005
Project ID: 417

White Rock

Peace Arch Border Crossing Replacement
Canada Border Services Agency Ph: (604) 538-6341
Replacement of current Peace Arch border crossing with a 2-storey, 3,100 sq m building. The new facility will have ten lanes, an increase from seven.

Status: Construction started — Start: Early 2005
Est. Cost ($ million): 26 — Finish: 2007
First Entry: Mar 2005 — Last Update: Dec 2005
Project ID: 1330

STATUS: COMPLETED

Burnaby

The Mulberry Retirement Residences
Chartwell Care Corp. Ph: (604) 648-2273
15-storey seniors residential development includes 150-units and a separate retail storefront on the ground floor, as well as a medical and dental clinic and other retail space. Website: www.themulberry.ca

Status: Completed — Start: Early 2005
Est. Cost ($ million): 20 — Finish: Nov 2005
First Entry: Mar 2005 — Last Update: Dec 2005
Project ID: 1347

Burnaby

UniverCity Highlands - Millennium Development
Millennium Development Corporation Ph: (604) 291-3220
Construction of One University Crescent started in Summer 2003 on Parcels 2 and 3. The project includes 2 buildings, stepping up from five storeys to ten, and will have approx 55 condominium suites and 60 residences. Building 1 (One University Crescent) completed in Jun 2005. The second building completed in the Late 2005. Architects: Lawrence Doyle Architect Inc. & Gomberoff Bell Lyon. Website: www.univercity.ca & www.oneuniversitycrescent.com

Status: Completed — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Late 2005
First Entry: Jun 2003 — Last Update: Dec 2005
Project ID: 953

Surrey

Solay Townhouses
Adera Development Corp. Ph: (604) 684-8277
175-units of 3-storey townhouses located at 15168 - 36th Ave. Additional amenities include a 2-storey recreation centre, outdoor pool, and fitness centre. Architect: Integra Architecture.

Status: Completed — Start: Feb 2004
Est. Cost ($ million): 25 — Finish: Oct 2005
First Entry: Sep 2004 — Last Update: Dec 2005
Project ID: 1167

Surrey

Fraser Downs Casino and Entertainment Complex
Orangeville Raceways Ph: (604) 576-9141
Slots, casino and entertainment complex at the Fraser Downs harness racetrack in Cloverdale has been completed

Status: Completed — Start: Spring 2004
Est. Cost ($ million): 30 — Finish: Oct 2005
First Entry: Jun 2003 — Last Update: Dec 2005
Project ID: 943

Vancouver

CP Rail Phase 1 Capacity Expansion
Canadian Pacific Rail Ph: (250) 319-7591
Capacity expansion to increase freight deliveries to the Port of Vancouver. Plans include twinning the CP mainline in key mountain areas, and building additional or expanded sidings and staging tracks. A larger, $500 million expansion is also being considered. Capital cost is estimated for BC portion.

Status: Completed — Start: Spring 2005
Est. Cost ($ million): 80 — Finish: Late 2005
First Entry: Jun 2005 — Last Update: Dec 2005
Project ID: 1398

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Vancouver

UBC - Chemical/Bio Engineering
University of British Columbia Ph: (604) 822-2287
Teaching facilities developed in the new Chemical and Biological Engineering Building which includes the Clean Energy Research Centre. Architect: Bunting Coady/Diamond Schmitt.

Status: Completed
Est. Cost ($ million): 38
First Entry: Mar 2003
Project ID: 893
Start: Spring 2004
Finish: Oct 2005
Last Update: Dec 2005

Vancouver

Champlain Gardens
PCI Group/Palladium Group Ph: (604) 684-1151
Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, a 100,000 sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Redevelopment includes a public library and police office on 16.5 acre site. Residential component constructed in phases: Phase 1 included Parcels A to E, and is complete. Architect for the residential component of Phase 1 was W.T. Leung Architects, and for the commercial part it was Hewitt Kwasnicky Architects Inc. Part of Phase 1 included forty 3-storey townhouses. Phase 2, Parcels F and G, consists of 4-storey condominiums and stacked townhouses. The Brittany, which contains 116-units completed in Oct 2005. Architect for Phase 2 is Burrowes Huggins Architects.

Status: Completed
Est. Cost ($ million): 35
First Entry: Sep 1998
Project ID: 457
Start: May 2002
Finish: Oct 2005
Last Update: Dec 2005

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Thompson/Okanagan Development Region

Updated January 18, 2006
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.
Land Area in Sq. km. : 96,300
Population Density / Sq. km. (2004) : 5.3
Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.

Selected Demographic Characteristics

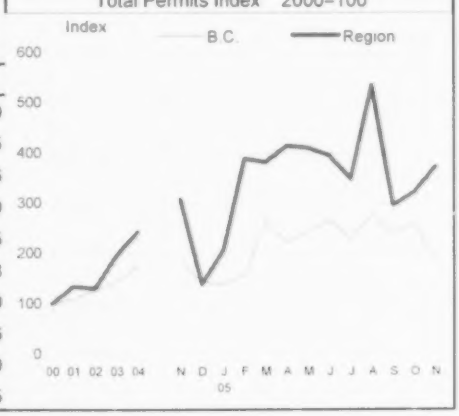
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	22.0	76.1	37.8	79.7	60.0	29.5	305.1	98.8	0.553	0.166	0.719	1976
1981	24.2	73.2	43.1	98.4	69.0	39.6	347.5	123.3	0.463	0.188	0.651	1981
1986	23.7	66.7	36.1	103.9	74.4	49.2	354.0	135.9	0.422	0.229	0.652	1986
1991	25.2	71.2	33.4	118.5	85.8	62.0	396.1	152.3	0.405	0.261	0.666	1991
1996	27.4	83.3	39.2	136.6	106.6	74.6	467.7	184.1	0.392	0.264	0.656	1996
2001	22.8	82.9	44.2	128.8	122.6	84.2	485.4	198.4	0.358	0.285	0.642	2001
2006	21.4	76.1	51.4	128.0	144.0	93.3	514.2	226.7	0.302	0.288	0.590	2006
2011	24.8	70.3	48.5	140.0	158.7	103.6	545.9	250.7	0.274	0.298	0.572	2011
2016	26.9	71.7	45.0	155.1	162.4	119.2	580.2	271.5	0.272	0.329	0.601	2016
2021	26.8	78.1	40.6	166.2	163.2	136.6	611.5	286.6	0.284	0.369	0.653	2021
2026	25.9	82.6	41.8	166.1	168.3	155.1	639.9	300.2	0.288	0.412	0.701	2026
2031	25.3	82.8	46.9	158.7	182.3	169.5	665.6	316.9	0.279	0.437	0.716	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 2000=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1997	575.2	184.4	47.3	101.2	35.9	390.8	3,649	
1998	470.5	202.9	26.5	130.0	46.4	267.7	2,475	
1999	435.5	181.9	17.0	99.5	65.4	253.6	2,296	
2000	397.0	181.0	30.2	96.2	54.6	216.0	1,729	
2001	531.3	247.1	17.4	159.4	70.2	284.2	2,235	
2002	516.0	153.2	23.4	94.2	35.6	362.8	2,708	
2003	774.3	235.5	49.2	116.2	70.1	538.7	3,729	
2004	963.7	235.8	30.5	135.3	70.0	727.9	4,496	
YTD Nov '04	917.8	223.2	24.5	129.1	69.5	694.6	4,319	
YTD Nov '05	1,344.5	408.0	46.5	251.6	109.9	936.4	5,415	



Not all projects require a building permit, not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary, month previous to latest month is revised.

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Thompson/Okanagan Development Region

Population of Major Municipalities

		2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate			2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate
Thompson/Okanagan		**491,033**	**496,909**	**503,647**	**513,482**	Merritt	C *	7,409	7,418	7,516	7,561
Kelowna	C *	102,299	104,836	105,901	109,490	Spallumcheen	DM	5,387	5,412	5,648	5,707
Kamloops	C #	81,263	81,397	81,916	82,714	Peachland	DM	4,986	5,053	5,090	5,230
Vernon	C *#	35,159	35,553	35,642	36,232	Osoyoos	T *	4,507	4,627	4,611	4,801
Penticton	C	32,532	32,912	32,955	33,061	Armstrong	C	4,498	4,501	4,518	4,526
Salmon Arm	C	15,922	16,199	16,510	16,800	Golden	T	4,299	4,340	4,385	4,399
Summerland	DM *	11,226	11,332	11,285	11,405	Oliver	T #	4,441	4,426	4,378	4,379
Lake Country	DM	9,744	9,919	10,091	10,367	Enderby	C	2,974	3,000	3,023	3,073
Coldstream	DM *	9,622	9,817	9,922	10,102	Sicamous	DM	2,889	2,903	3,022	3,043
Revelstoke	C	7,913	7,888	7,932	7,964	Princeton	T	2,741	2,753	2,691	2,688

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes boundary change between Jul 1 '96 & Jun 30 '01, # boundary change '01 & '05, figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS.

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STATUS: PROPOSED

Kamloops

The Lansdowne Village
Thompson Park Mall Ph: (250) 828-3311(City of Kamloops)
Thompson Park Mall will be redeveloped into a market style mall called The Lansdowne Village, to include facilities for Coopers Foods and London Drugs.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Aug 2005
Project ID: 1471
Start: ?
Finish: ?
Last Update: Dec 2005

Kamloops

Kamloops Waterfront Hotel
City of Kamloops Ph: (250) 828-3311 (City)
The City of Kamloops is exploring the potential for a four-star waterfront hotel and convention centre. Two proposals were submitted in response to the Citys call for Expressions of Interest. One of the proposals includes 160-rooms, convention facilities, a health spa, 200-seat restaurant, retail stores, marina and river-front entertainment facility. Rezoning is completed. The city is re-assessing the project.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1281
Start: ?
Finish: ?
Last Update: Dec 2005

Kamloops

Afton Copper/Gold Project
DRC Resources Corporation Ph: (604) 687-1629
The pre-feasibility study for the Afton Copper-Gold Project 10km west of Kamloops was completed Oct 2003. The mine is expected to have 51.5 million tonnes of production at 9000 tonnes per day with a mine life of 17 years. A feasibility study is underway and expected to complete in Jun 2006. Website: www.drcresources.com

Status: Proposed
Est. Cost ($ million): 140
First Entry: Sep 2003
Project ID: 995
Start: Early 2008
Finish: Fall 2008
Last Update: Dec 2005

Kamloops

The Tobiano Project
Pagebrooke Inc. Ph: (250) 314-0660
A Residential Resort development on the 17,000 acre Six Mile Ranch site. 1000-acres of land was removed from the Agricultural Land Reserve and will be the location for this project. The development plan calls for over a 1000 homes, a hotel and retail stores, as well as, an 18-hole golf course, designed by Tom McBroom, which is under construction and will open Jun 2007.

Status: Proposed
Est. Cost ($ million): 500
First Entry: Dec 1997
Project ID: 264
Start: Summer 2006
Finish: 2016
Last Update: Dec 2005

Kelowna

Dr. Knox Middle School Replacement
School District 23 Ph: (250) 860-8888
The Dr. Knox School will be replaced at its existing site with a 75,000 sq ft, two-storey building which will hold 800 students in grades 7 - 9. The school is located on the corner of Drysdale Blvd. and Valley Rd. in the Glenmore Valley.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Dec 2005
Project ID: 1623
Start: Jul 2006
Finish: Sep 2007
Last Update: Dec 2005

Kelowna

Hotel Resort & Spa
Ph: (250) 469-8626 (City of Kelowna)
A major hotel chain is proposing to build a 218-room, 20-storey resort and spa. The ground floor of the project would contain store fronts along Clement Avenue and a restaurant on Sunset Drive. Kelowna city council will consider the proposal in early 2006.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2005
Project ID: 1550
Start: ?
Finish: ?
Last Update: Dec 2005

Kelowna

Marshall Industrial Park
Mill Creek Developments Ph: (250) 317-1234
Proposed development of a 30-acre Industrial Park at Hwy 97 and McCurdy Rd. The project is currently in the design and rezoning stage.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2005
Project ID: 1562
Start: Summer 2006
Finish: Summer 2011
Last Update: Dec 2005

Kelowna

South Okanagan & Kelowna Electrical System Upgrades
Fortis BC Inc. Ph: (866) 436-7847
Fortis filed an application in Aug 2005 with the British Columbia Utilities Commission (BCUC) for approval to spend over $111 million on electrical expansion and upgrades to the South Okanagan and Kelowna areas. This is part of their long-term System Development Plan (SDP). Website: wwwfortisinc.com

Status: Proposed
Est. Cost ($ million): 111
First Entry: Dec 2005
Project ID: 1564
Start: Early 2006
Finish: Late 2006
Last Update: Dec 2005

Kelowna

Electricity System Expansion and Upgrades
Fortis BC Inc. Ph: (250) 368-0500
An application has been filed with the BC Utilities Commission for expanding and upgrading the transmission and distribution system in the South Okanagan and Kelowna areas, as well as upgrades and life extension work on hydroelectric generation facilities.

Status: Proposed
Est. Cost ($ million): 111
First Entry: Sep 2005
Project ID: 1509
Start: Early 2006
Finish: Spring 2007
Last Update: Sep 2005

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3. Thompson/Okanagan

Kelowna

Marriot and Hampton Hotels
Marriott International Inc. Ph: (250) 469-8626 (City of Kelowna)
Two hotels will be located near the intersection of Highways 97 and 33, with a total of 217 rooms. The Marriot Hotel at 2480, Hwy 97 will be 4-stories with 117 rooms. The Hampton Hotel will contain 94 rooms. The city has endorsed the plans, and final approvals are under review.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2005
Project ID: 1518
Start: Spring 2006
Finish: Spring 2007
Last Update: Dec 2005

Kelowna

Residential Development—1102 Cameron Ave. & 1091 Guisachan Road
Aberdeen Holdings Ltd/Sandpiper Dev. Ltd.
Ph: (250) 469-8626 (City of Kelowna)
Three four-storey multi-family apartment buildings, located at 1102 Cameron Ave and 1091 Guisachan Road. Buildings will contain 208-units. Rezoning from low density to medium density required. Public consultation underway.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2005
Project ID: 1522
Start: ?
Finish: ?
Last Update: Dec 2005

Kelowna

Residential Development 3690 Gordon Drive
Don Lloyd Ph: (250) 469-8626 (City of Kelowna)
Townhouse and apartment development to be built in three phases. Currently in design stage.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2005
Project ID: 1519
Start: ?
Finish: ?
Last Update: Dec 2005

Kelowna

Southwind At Sarsons
G Group of Companies Ph: (250) 861-5117
Three-phased development at the corner of Sarsons Rd and Lakeshore Rd in the Mission District will consist of 11 townhomes and 129 condominiums with a total of 229,000 sq ft. The project includes a ground loop and other heat recovery systems, and other amenities. A building permit application is expected by Jan 2006. Site preparation is underway for Phase 1 which will consist of 32 condominiums and 11 townhouses.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Jun 2005
Project ID: 1433
Start: Spring 2006
Finish: Summer 2006
Last Update: Dec 2005

Kelowna

UBC - Okanagan Campus Student Residences
Ministry of Advanced Education Ph: (604)731-3103 (UBC)
Two four-storey residences (360 beds) for the new UBC Okanagan campus to meet commitments for added student spaces. Each building is 50,000 sq ft. Site preparation is underway.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Jun 2005
Project ID: 1454
Start: Spring 2006
Finish: Sep 2006
Last Update: Dec 2005

Kelowna

UBC - Okanagan Multi-Purpose Building
Ministry of Advanced Education Ph: (604) 731-3103 (UBC)
A proposed Multi-Purpose Building for generic teaching and research facilities is likely to be fast tracked to meet the needs for 900 new student placements. The preliminary design stage was completed Nov 2005. The design is waiting approval from the UBC board. If approved the design development and construction documentation will begin Dec 2005.

Status: Proposed
Est. Cost ($ million): 28
First Entry: Jun 2005
Project ID: 1455
Start: Fall 2006
Finish: March 2007
Last Update: Dec 2005

Kelowna

Ethanol Plant
Okanagan Biofuels Ph: (250) 766-9044
Proposed ethanol plant to produce 115 million litres of ethanol annually on the Hiram Walker site on Jim Bailey Rd. Funding and permits have been secured. Website: www.okanaganbiofuels.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2005
Project ID: 1331
Start: Mar 2006
Finish: Late 2006
Last Update: Dec 2005

Kelowna

Vintage Landing Resort
G Group of Companies Ph: (250) 763-4444
Plans on a 351-hectare site include a 1000 residential unit resort in the form of a boutique hotel and bungalows, retail facilities, a health and wellness centre, convention space, a 16 ha vineyard and winery, 18-hole golf course, marina and beach club. Development permit application will be submitted within six months and infrastructure construction to start Fall 2006. The first building, a five star hotel to start construction 2007. Agreements need to be reached with the city for off-site improvements of sewers and roads.

Status: Proposed
Est. Cost ($ million): 477
First Entry: Mar 2004
Project ID: 1097
Start: Early 2007
Finish: 2017
Last Update: Sep 2005

Kelowna

Legacy Aquatic Centre
City of Kelowna Ph: (250) 862-3381
As part of the Mission District Park, which has already completed several recreation projects on a 42 ha site on Gordon Drive near Mission Creek, the City is currently proposing to develop a $34 million aquatic centre with an indoor/outdoor waterpark, 50 m length competition size pool, 1000 seat stadium, and a major fitness centre to be in operation by 2008. A referendum on approving the funding was accepted by city council. Design proposals requested Sep 2005. The RFP will close Jan 2006 with a decision by Feb 2006. Pending councils review and approval a design contract will be awarded Apr 2006. www.missionrecreationpark.ca

Status: Proposed
Est. Cost ($ million): 33
First Entry: Dec 2000
Project ID: 697
Start: Summer 2006
Finish: July 2008
Last Update: Dec 2005

Kelowna

Kelowna Downtown North
Canada Lands Corp. Ph: (250) 712-4216
Proposed construction of a mixed use, multi-family development on ten parcels of land to consist of approx 1,700 dwellings for 3,500 residents on a 23.5 ha site bounded by Sunset Dr, Gaston Ave and Ellis St.. Ellis St. consists of three parcels, in Kelowna's downtown area. Project would include up to 880 homes in up to 21-storey towers and 4-storey apartment and condominium buildings, and renovation of the existing CN Station. Parcels are being sold and developed separately. Brandt's Creek Crossing, is a neighborhood section of Canada Land's overall development. Cascadia Pacific Developments is planning to develop a 20-storey tower called Icon on Sunset Dr, which consist of two large lots, in Brandt's Creek Crossing, which will include condominiums and 15 townhouses, is expected to start construction late 2005. Two parcels are on Bay Ave. and three parcels are on Recreation Ave. Building permits are approved. Website: www.city.kelowna.bc.ca & www.brandtscreek.com

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 1998
Project ID: 363
Start: Late 2005
Finish: 2012
Last Update: Sep 2005

Kelowna

William R. Bennett Bridge - Okanagan Lake
BC Ministry of Transportation Ph: (250) 356-1861
SNC Lavalin was selected in Jun 2005 for a 30 year agreement to design, build, finance and operate the new bridge to replace the existing floating Okanagan Lake bridge. In addition to the bridge, two interchanges valued at $20 million are being built on the west side of the bridge. Pre-load and fill on the causeways commenced in May 2005. The East side approach fill is complete, currently working on West side fill approach this work was put on hold Aug 2005 and began again Oct 2005. Bridge pontoons will be complete by Spring 2006 and moved to the Bridge site. Website: www.okanaganlakebridge.com

Status: Proposed
Est. Cost ($ million): 144
First Entry: Dec 1997
Project ID: 272
Start: Spring 2006
Finish: Jul 2008
Last Update: Dec 2005

Kelowna Region

Barona Beach Resort
MAC Real Estate & Partners Ph: (250) 862-6819 (Stewart Smith)
142-unit condominium project consisting of 10 separate buildings and 55 homes. Homes will range from 1,000 sq ft to 1,800 sq ft. Located at 4026 Pritchard Drive. Preliminary foundation work underway. Website: www.baronabeach.com

Status: Proposed
Est. Cost ($ million): 70
First Entry: Sep 2005
Project ID: 1469
Start: Jan 2006
Finish: Mar 2007
Last Update: Dec 2005

Logan Lake

Highland Valley Copper Mine Expansion
Teck Cominco Ph: (250) 523-2443
Re-activated plan to extend the mine life by approximately Sep 2013, with production of concentrate expected to average 400,000 tonnes/yr. Molybdenum production would average 4.4 million pounds/yr. Preliminary plans announced in Dec 2005 include a hydrometallurgical copper smelting facility with a capital cost of several hundred million dollars.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Jun 2005
Project ID: 424
Start: Early 2006
Finish: Summer 2006
Last Update: Dec 2005

Lytton

Kwoiek Creek Water Power Project
Kwoiek Creek Resources Inc. Ph: (250) 455-2279
Proposed 80 MW hydroelectric facility on Kwoiek Creek near Lytton. Review conducted under the BC Environmental Assessment Act extended to allow the proponent to submit outstanding information by Sep 2006.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Dec 2000
Project ID: 711
Start: ?
Finish: ?
Last Update: Sep 2005

Merritt

Juliet Creek Ski Resort
Westscapes Developments Ph: (403) 802-2800
Proposed ski hill and four-season recreational development 140 km east of Vancouver in the Coquihalla Pass on an approx 200 ha site. Plans include ski lifts, an 18-hole golf course, aquatic centre, spa, conference facilities and approx 2,500 residential units. Currently being reviewed under the BC Environmental Assessment Act.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Mar 2005
Project ID: 1366
Start: Summer 2007
Finish: 2012
Last Update: Dec 2005

Merritt

Siwash/Elk Gold Mine
Almaden Minerals Ph: (604) 689-7644
Proposed open pit gold mine on a previously mined property 45km southeast of Merritt. Exploration and assessment continuing. Website: www.almadenminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1124
Start: Summer 2007
Finish: Summer 2008
Last Update: Dec 2005

Merritt

Okanagan Connector - Highway 97C/5A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Plan to improve the highway by four-laning 9 km from Garcia Lake to Courtney Lake. Emil Anderson Construction (EAC) Inc. awarded contract.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Mar 2004
Project ID: 1093
Start: Spring 2006
Finish: Fall 2006
Last Update: Dec 2005

Merritt Region

Mount Polley/Spanish Mountain Copper-Gold Mines
Barker Minerals Ltd. Ph: (604) 536-9501
Project is in the Cariboo Mining District and is located 9 km southeast of Likely, BC. This open pit mine is expected to start production in 2006 or 2007. It has reserves of 49 million tonnes with an inferred reserve of 230 million tonnes. Spanish Mountain, 13 km Southeast of Likely, has reserves of 890,000 tonnes. Exploration continues on these mines, mining permits have been issued. Website: www.barkerminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2005
Project ID: 1584
Start: Summer 2006
Finish: 2007
Last Update: Dec 2005

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Near Ashcroft

Ashcroft Ranch Landfill
Greater Vancouver Regional District Ph: (604) 432-9352
Proposed 200 ha landfill near Ashcroft to take municipal solid waste from the Greater Vancouver Regional District and replace the existing Cache Creek landfill, which is projected to close in 2008. An application for an Environmental Assessment Act certificate was submitted in Summer 2004 and a decision was suspended on Jun 7, 2005 pending substantial completion of the Greater Vancouver Regional Solid Waste Management Plan amendment process. Website: www.ashcroftranch.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2002
Project ID: 816
Start: Summer 2006
Finish: Summer 2007
Last Update: Dec 2005

Okanagan Falls

Ramada Skaha Lakeside Resort
Ramada Owners Group Ph: (250) 492-0237 (RD of Okanagan-Similkameen)
A proposed 4-storey, 130-room hotel on Seventh Ave in Okanagan Falls, 26 km from Penticton. Rezoning is expected to be approved early 2006.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1173
Start: Spring 2006
Finish: Fall 2007
Last Update: Dec 2005

Oliver Region

Il Villaggio d'Asolo
Asolo Development Corp. Ph: (604) 871-4329
A mixed-use community based on agricultural activities is proposed for approx 265 ha of the Covert Farm, 5 km outside of Oliver. The 5.2 ha village will serve tourists and residents with 1,700+ bed units in the form of hotel or time-share units, condominiums, villas, and farm clusters. Plans also include vineyards, wineries, art galleries and restaurants. Phase 1 expected to start construction in Fall 2006. Approvals are under review. Architect: Hulbert Group. Website: www.asolo.ca

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 2004
Project ID: 1057
Start: Fall 2006
Finish: 2008
Last Update: Dec 2005

Peachland

Reflections On The Lake Estates
Roy and Gloria Stewart Ph: (604) 864-8555 (Architect)
Proposed residential development on a 2.09 acre site near Antlers Beach to include 112-units in a 10-storey building. Plans also include a pool and exercise room, as well as a tunnel under Hwy 97 to access a floating marina. Approvals are in the review stage.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2005
Project ID: 1394
Start: Late 2006
Finish: Early 2008
Last Update: Dec 2005

Penticton

Lakeshore Place
Okanagan Pacific Properties Ph: (250) 490-8000
Condominiums in a 15-storey building at 160 Lakeshore Drive. Architect Lawrence Doyle Website: www.lakeshoreliving.ca

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2005
Project ID: 1559
Start: ?
Finish: ?
Last Update: Dec 2005

Penticton

Skaha Beach Club and Spa
My Second Home Developments Ltd. Ph: (250) 493-3003
This development will consist of 323 residences built in five phases on a 9 acre property with a beach, pools, hot tubs, bocce courts, 24 hour concierge services, health club and spa facilities. In pre-sales. Phase 1 is the construction of 83 condominiums. Architect: VIA Architecture. Website: www.skahabeachclub.com

Status: Proposed
Est. Cost ($ million): 150
First Entry: Sep 2005
Project ID: 1468
Start: Spring 2006
Finish: Fall 2007
Last Update: Dec 2005

Penticton

The Verana - Okanagan
Sun City Developments Ltd. Ph: (250) 488-2776
This is a four-phase project at 3311 Wilson Street, consisting of four buildings with 164-units, a Commons building with a recreation centre, outdoor pool and other amenities. Phase one will begin construction Early 2006. Website: www.veranaokanagan.com

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2005
Project ID: 1507
Start: Early 2006
Finish: Late 2009
Last Update: Sep 2005

Penticton

South Okanagan Multiplex
City of Penticton Ph: (250) 490-2501
Proposed multi-use facility to accommodate trade shows, concerts, hockey games, rodeos and other activities located within Queens Park. Plans include a facility with 3,500 to 4,000 fixed seats, an international size arena, community area with a regular-sized arena, a restaurant and BC Hockey Hall of Fame. A galleria would connect the new facilities to the current community centre, Penticton Trade and Convention Centre, and Memorial Arena. Project will add 50,000 sq ft of floor space for the trade centre. Partial funding contributed by the Province. Additional funds being sought from the Federal government and the private sector.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2005
Project ID: 1335
Start: Fall 2006
Finish: 2008
Last Update: Dec 2005

Penticton

Pen-Hi Reconstruction
School District 67 (Okanagan Skaha) Ph: (250) 770-7713
Replacement of the existing secondary school with a new 1,350 student capacity, 13,685 sq m school. Provincial funding has been approved. Final design work has begun. Phase 1 of construction begins on the south side of the property and is expected to start June 2006 with a completion date of Spring 2008. Renovations to the Ellis building will begin Spring 2008. Construction tender expected in Jan/Feb 2006.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Jun 2004
Project ID: 1153
Start: Spring 2006
Finish: Summer 2007
Last Update: Sep 2005

Penticton

Large Adaptive Reflector Radio Telescope
National Research Council of Canada Ph: (250) 493-2277
The Large Adaptive Reflector (LAR) is a very large steerable radio telescope with a reflecting surface 200 m in diameter. The reflector will be made of flat panels. The overall reflector shape will be adjusted by computer-controlled actuators. The receiver will be supported by a balloon 500 m above the reflector, controlled by 3 or more Kevlar-like cables and winches. The LAR will operate from 250 MHz to 22 GHz. The prototype is under construction.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 977
Start: 2009
Finish: 2010
Last Update: Sep 2005

Princeton

Coal and Wood Waste Power Plant
Compliance Energy Corp/Northland Power Inc. Ph: (604) 689-0489
Proposed 49 MW wood waste and coal power plant at the former Similco mine site using some existing infrastructure including a 138 kV transmission line that interconnects to the BC Hydro system. Permit applications submitted. The project is expected to be bid into the next BC Hydro call for power and is also exploring other opportunities for sale of the electricity.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2005
Project ID: 1401
Start: ?
Finish: ?
Last Update: Dec 2005

Revelstoke

Revelstoke Unit 5 Generation Project
BC Hydro Ph: (250) 549-8550
The project involves the construction and operation of a fifth generating unit at the Revelstoke Generating Station and includes additional generator capacity of 500 MW and additional ancillary mechanical and electrical equipment. The project is in a stakeholder engagement process and is being reviewed under the BC Environmental Assessment Act.

Status: Proposed
Est. Cost ($ million): 172
First Entry: Sep 2005
Project ID: 1498
Start: Summer 2007
Finish: Oct 2010
Last Update: Dec 2005

Revelstoke

Mount MacKenzie Ski Resort
Mount MacKenzie Resorts Ltd.
Ph: (250) 426-1743 (Integrated Land Management Bureau)
Proposed all-season ski resort near Revelstoke with 25 lifts, 100 ski and snowboard trails, and 16,000 beds to be built in five phases. The $100 million Phase 1 will include the construction of 5 chairlifts and 300 to 400 units of housing. The new resort will have a vertical drop of 1,945 m, the highest in North America. Approx 369 acres of private land at the base is slated to have an 18-hole golf course, a commercial development, and a residential development to include 556 single-family homes, 834 townhomes, 1,471 condominiums and several hotels. A Master Development Agreement between the developer and the Province was signed in Mar 2005. Project is estimated to create a potential 1,300 construction jobs and 1,400 permanent jobs. 6.5 km of mountain access road have been built. Surveying is in progress for the village, gondola and restaurant sites. The upper portion of the gondola is to commence construction Spring 2006. Lift installations are planned for Spring 2007. Clearing for the Village and golf course to start in summer 2006 with construction beginning spring 2007. Website: www.skirevelstoke.com

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Mar 1999
Project ID: 557
Start: Spring 2007
Finish: 2020
Last Update: Dec 2005

Salmon Arm

Marina Bay
Davila Harbourfront Development Corp. Ph: (250) 832-3386
A proposed condominium building located at 555 Harbourfront Dr. Additional amenities include a workshop, fitness room and rooftop gardens. Project has new owners and is being redesigned.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2004
Project ID: 1164
Start: ?
Finish: ?
Last Update: Sep 2005

Summerland Area

Greata Ranch Development
Cedar Creek Estates Ph: (250) 764-8866
Proposed village-style development near Peachland to include 400 residential units, a wine bar, caf, shops, and marina. Very preliminary.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2005
Project ID: 1388
Start: ?
Finish: ?
Last Update: Dec 2005

Vernon

Sitara on the Pond
Medican Ph: (403) 526-3477
A four-story condominium project includes Phase 1, the Lakes, located at 2611 Stillwater Way with 38-units, starts construction Jan 2006. Phase 2, 82-units, located at 2551 Shoreline Dr, will begin construction in Apr 2006.

Status: Proposed
Est. Cost ($ million): 17
First Entry: Dec 2005
Project ID: 1622
Start: Jan 2006
Finish: Mar 2007
Last Update: Dec 2005

Vernon

Vernon Community Cultural Centre
City of Vernon Ph: (250) 545-1361
A new cultural centre will be located in downtown Vernon and will be the new location for the Vernon Public Art Gallery, Vernon Museum and the Okanagan Regional Library. Architect: Diamond and Schmitt.

Status: Proposed
Est. Cost ($ million): 17
First Entry: Dec 2005
Project ID: 1553
Start: Fall 2006
Finish: Fall 2008
Last Update: Dec 2005

Vernon

Coldstream Meadows-Expansion
Rob Borden Ph: (250) 542-5661
Coldstream Meadows Retirement Community at 9104 Mackie Dr. is planning to develop its 23-acre property as a Campus Of Care Retirement Community, to provide a full range of accommodation, hospitality services and service needs for seniors. Approvals are in place. Phase 1 of the expansion will include villas and cottages. www.coldstreammeadows.com

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2005
Project ID: 1510
Start: Spring 2006
Finish: 2009
Last Update: Dec 2005

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Vernon

Lakeshore Residential Development
Paul Gaskin Ph: (250) 550-3575 (City of Vernon)
Proposed 480 units in free simple lots, and townhomes. Site preparation to commence in late 2005.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2005
Project ID: 1461
Start: Summer 2006
Finish: 2009
Last Update: Dec 2005

Vernon

Outback Resort Development
Okanagan Land Development Corporation
Ph: (250) 860-1771 (Owner's Representative)
Resort and residential development on a 22.25 ha site in the Okanagan Landing area to include 185 residential units in the form of cottages, cabins and townhouses. Plans include a 2-storey, 2,400 sq ft lodge to contain a lounge, library, meeting and activity space, and a spa. Project will also include a single storey, 1,500 sq ft commercial building, as well as swimming pools and tennis courts. Site preparation is underway and water system is being established. Phase 1 building permits have been issued for 65-units. Building permit applications for the remaining homes are expected in Aug 2006.

Status: Proposed
Est. Cost ($ million): 125
First Entry: Mar 2005
Project ID: 1367
Start: Early 2006
Finish: Late 2009
Last Update: Dec 2005

Westbank

Westside Industrial Park
Mill Creek Developments Ph: (250) 317-1234 (Ken Pratt)
Proposed development of an 8-acre Industrial Park at Hwy 97 in Westbank. Zoning is in place. The project will consist of building strata industrial warehouse units, currently in the design stage.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2005
Project ID: 1563
Start: Summer 2006
Finish: Summer 2009
Last Update: Dec 2005

Westbank

Crystal Mountain Ski Resort
Pheidias Project Management Ph: (250) 768-5189
3,800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos, 18-hole golf course, day lodge, restaurants, and conference centre. Proposal includes 11 new ski lifts. Project has all provincial approvals. Rezoning required. Held public meeting. Design changes are currently being made the village development plans. Website: www.crystalresort.com

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 1999
Project ID: 581
Start: Summer 2006
Finish: 2011
Last Update: Dec 2005

STATUS: ON HOLD

Kamloops

Kamloops Sewage Treatment Plant
City of Kamloops Ph: (250) 828-3467
The city has reviewed various wastewater treatment plant options, reviewing conventional processing versus membrane technology through a number of studies. Detailed design will complete in early 2006. Funding approvals required.

Status: On hold
Est. Cost ($ million): 50
First Entry: Jun 2000
Project ID: 674
Start: ?
Finish: ?
Last Update: Dec 2005

Kelowna

Lawson's Landing Residential/Commercial Development
Westcorp Properties Inc. Ph: (780) 431-3300
Proposed development on a 4 acre site to include 550 residential units in five condominium towers. A 25 storey tower would be located at the foot of Bernard Ave, a 36 storey tower would be located on Mill Street, an 8 storey building would be located on Queensway, and a 22 storey tower would be on the waterfront north of Queensway. A 20-storey hotel containing 225-rooms, called the Blackwood Hotel, is also proposed. Plans include commercial space, an underground parkade, a public plaza, boardwalk, pier and 100-boat temporary moorage area. Architect: Kasian Kennedy Architecture Inc. Revised plans were submitted in Mar 2005 and the city is reviewing them. Project waiting for senior govt. approval.

Status: On hold
Est. Cost ($ million): 250
First Entry: Dec 2004
Project ID: 1260
Start: ?
Finish: ?
Last Update: Dec 2005

Merritt Region

Sagebrush Golf and Sporting Club
Richard Zokol Ph: 1 877 377 8673 (Regional District)
Proposed development on a 126 ha site to include an 18-hole golf course designed by Richard Zokol and Rod Whitman, a clubhouse, cottages and a lodge. Developers being selected for construction of the golf course portion. Approval was also received for 31 single-family homes. Website: www.sagebrushgolf.com

Status: On hold
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1372
Start: ?
Finish: ?
Last Update: Dec 2005

Osoyoos

Osoyoos Lake Resort
Osoyoos Lake Development Corp. Ph: (250) 495-6191 Michelle
Proposed Osoyoos centre hotel to contain 197 suites, a convention centre, spa, restaurant and lounge to be developed in two phases. Project has been put on hold while alternative plans are considered. Architect: Cornerstone Architects.

Status: On hold
Est. Cost ($ million): 25
First Entry: Jun 2003
Project ID: 976
Start: ?
Finish: ?
Last Update: Dec 2005

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Vernon

The Wiltshire - Congregate Care Facility
Burt Bronzer Ph: (250) 550-3575 (City of Vernon)
159 units and amenities at the corner of Alexis Park Dr and Gateby Place. A building permit application has been submitted. Project is on hold until servicing details are worked out.

Status: On hold
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 1459
Start: ?
Finish: ?
Last Update: Dec 2005

Vernon

White Eagle Destination Resort
ShuttleWorth Developments Ph: (250) 558-4466
Resort development to include a 100-room hotel and possibly a casino and marina on land within the Okanagan Indian Band reserve, south of Westside Rd and Hwy 97. Phase 1, which includes a 300-site RV park and campground, is under construction. The project is currently on hold.

Status: On hold
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1338
Start: ?
Finish: ?
Last Update: Dec 2005

Vernon

Turtle Mountain Residential Development
Ph: (604) 864-8586
Proposed development on Turtle Mountain located west of the city to include 1,760-units of single-family homes, townhouses and apartments. Zoning was approved. Project has been sold and may be redesigned.

Status: On hold
Est. Cost ($ million): 20
First Entry: Sep 2001
Project ID: 771
Start: ?
Finish: ?
Last Update: Dec 2005

Yale

Inland Pacific Connector Pipeline
Terasen Pipelines Inc. Ph: (604) 576-7300
Proposed 237 km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbotsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Review under the BC Environmental Assessment Act has been suspended. The project is being substantially deferred due to market conditions but information sharing and consultation is ongoing. Website: www.terasengas.com

Status: On hold
Est. Cost ($ million): 495
First Entry: Mar 2001
Project ID: 724
Start: ?
Finish: ?
Last Update: Sep 2005

STATUS: CONSTRUCTION STARTED

Golden

Kicking Horse Canyon Project - Highway 1 Improvements
BC Ministry of Transportation/Government of Canada
Ph: (250) 354-6187
Extensive upgrading project will be constructed in phases. Phase 1 replacement of Yoho (5 mile) Bridge estimated to complete Mar 2006. The 5 Mile to Rafters Pullout/6 Mile section scaling work is completed and construction is underway on adding 2 additional lanes with scheduled completion mid-2006. Also underway is the Rafters to Brake Check section ($200 million P3 project) which includes new highway, 2 tunnels, and a new bridge to replace 10 Mile/Park Bridge this is Phase 2 of project to complete in 2009. Phase 3, the corridor from Golden to the western boundary of Yoho National Park, will commence when funding is approved. Website: www.kickinghorsecanyon.ca

Status: Construction started
Est. Cost ($ million): 670
First Entry: Mar 2003
Project ID: 919
Start: Summer 2003
Finish: 2009
Last Update: Dec 2005

Golden

Kicking Horse Ski Resort
Golden Peaks Resort Inc. Ph: (403) 245-8301
Expansion of existing ski resort with upgrades to facilities. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 townhomes and 65 detached homes. The 51-unit Mountaineer Lodge is completed. Two other condominium developments, the Black Bear Lodge, which will have commercial space on the ground floor, and the 4-storey, 46-unit Palliser Lodge are expected to complete in Spring 2006. The final phase of development is the Cache Neighborhood, construction is on-going for this site. Website: www.kickinghorseresort.com

Status: Construction started
Est. Cost ($ million): 200
First Entry: Mar 1998
Project ID: 394
Start: Spring 2000
Finish: 2010
Last Update: Dec 2005

Kamloops

Orchards Walk
Ovation Development Corp. Ph: (250) 828-3311 (City of Kamloops)
A 675-unit residential community on 60-acres consisting primarily of single-family homes. Multi-family homes will consist of ground level retail shops with two-storey condominiums. This will be a geothermal energy community, to include a village centre containing a recreation centre and other amenities. Phase 1 and 2, 55 single family dwellings, are currently under construction.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Sep 2005
Project ID: 1465
Start: Nov 2005
Finish: Late 2010
Last Update: Dec 2005

Kamloops

Thompson River Veneer Products Ltd.
Webb & Associates Ph: (250) 374-3734
Thompson River Veneer is building a wood and steel 75,600 sq. ft. industrial building for its value-added business. The business will employ up to 90 people. City council approved the development permit Aug 2005. A second phase to this project is being considered.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Aug 2005
Project ID: 1470
Start: Oct 2005
Finish: Jan 2006
Last Update: Dec 2005

Kamloops

Tournament Capital Facilities Expansion Project
City of Kamloops Ph: (250) 828-3311 (Kamloops City)
A multi-phased project to include renovations and redevelopment of facilities at the Hillside Stadium and McArthur Island Sports complex (ice rinks, soccer, baseball). Current projects at McArthur Island facility underway include renovations to Norbrock Baseball Stadium, which will double the seating capacity to 1,500 - completed in Jul 2005. Phase 1 installation of five out of 12 new ballfields and seven soccer pitches, two completed in Jul 2005, and installation of a new $10 million Olympic size ice sheet, which is completed. Projects at the Hillside Stadium include: outdoor track and playing fields with a 1000 seat stadium ($7 million) started on schedule in the Summer 2005, indoor track and field facilities ($23 million) to commence after the outdoor facilities, to complete in Oct 2006.

Status: Construction started — Start: Dec 2004
Est. Cost ($ million): 50 — Finish: Oct 2006
First Entry: Jun 2005 — Last Update: Sep 2005
Project ID: 1427

Kamloops

Thompson Rivers University/Residence & Conference Centre
Thompson Rivers University Ph: (250) 828-5000
Plans include a 584-bed student housing complex including an approx 210,000 sq ft, 11-storey conference centre which is currently under construction. Architect: Moffat Kinoshita Architects and PCL Westcoast Construction. An expansion to the old main building will also be constructed, as well as a new library. Website: www.caribou.bc.ca

Status: Construction started — Start: Apr 2005
Est. Cost ($ million): 65 — Finish: Aug 2006
First Entry: Dec 2004 — Last Update: Dec 2005
Project ID: 1225

Kamloops

Trucking Service Area
Atrium Mortgage Corp/City of Kamloops/BC Government
Ph: (250) 374-1322
A truck service centre, hotel, fast-food services, an industrial park and residential development is under construction at Campbell Creek. A highway interchange at O'Connor Rd was built to replace two intersections and 2.4 km of the TransCanada were realigned from Main Rd to east of Peerless Rd. Roadwork is complete. Phase 1, fuel bar/restaurant and convenience store are complete. The hotel construction is on hold. Other potential services are in the proposal stage.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 25 — Finish: 2007
First Entry: Jun 1999 — Last Update: Dec 2005
Project ID: 568

Kamloops

Sun Rivers Community
Sun Rivers Development Corp. Ph: (250) 828-9989
Development of a country club, residential units, school, and retail and commercial space on a 460 acre site near Hwy 16. The project will eventually contain 2,500 single- and multi-family residential units, with eight phases in total. An 18-hole golf course and a driving range are complete. Development of Phase 1 of the single-family units: The Fairways, a 9-townhouse unit, and the Sagewood are complete. Construction of the Mariposa and Trillium neighborhoods are well underway. The Rosewood, which will have 60 units, is under construction. The Ninth Green, a 41-unit adult community is nearing completion. Currently developers are being sought for the development of a 120 - 250 room resort hotel, townhouses, condominiums, seniors complex and commercial sites. Website: www.sunrivers.com

Status: Construction started — Start: 1997
Est. Cost ($ million): 450 — Finish: 2010
First Entry: Dec 1997 — Last Update: Dec 2005
Project ID: 282

Kamloops

Royal Inland Hospital Expansion
Royal Inland Hospital Ph: (250) 870-5833
Addition and alterations include construction of a 2-storey, 44-bed tertiary psychiatric facility. A new generator set switch and improved roadways valued at $2.3 million have completed construction. Redevelopment of the hospital's second floor valued at $22 million, including Phase 1 of the emergency area, and a diagnostic area, has also completed construction. Construction on some internal renovations and the pharmacy are complete. Construction has started on the Orthopedic area and will complete Mar 2006. Construction to the administration area will begin Mar 2006.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 40 — Finish: Jun 2006
First Entry: Sep 1997 — Last Update: Dec 2005
Project ID: 265

Kamloops area

Sun Peaks Ski Resort
Sun Peaks Resort Corp. Ph: (250) 578-7222
Development of 23,000-beds as part of a long-term plan to be developed in four phases. Phase 1 is complete, which included the 230-room Delta Sun Peaks Hotel and a $70 million expansion to skiing on Mt. Morrissey which opened up 600 acres of new terrain. Trapper's Landing, 40-units of townhouses, 4-plexes and duplexes, completed in Mar 2005. Stone's Throw is finalizing construction on two buildings, Phase 1, 2 and 3 completed Aug 2005. Phase 4 and 5 currently under construction and will complete Feb 2006. Woodhaven, Phase 1, of a 22-unit condominium is under construction and will complete Fall 2006. Phase 2, a 26-unit condominium will begin construction Fall 2006. Lookout Ridge part of a new East Village subdivision launched Nov 2005. The Residences, a condo hotel, will start construction Spring 2006 expecting to complete in Early 2007. Capital improvements of $10 million made to the resort, including an expansion of the water reservoir were completed Summer 2005. Website: www.sunpeaksresort.com

Status: Construction started — Start: 1993
Est. Cost ($ million): 635 — Finish: 2015
First Entry: Dec 1997 — Last Update: Dec 2005
Project ID: 284

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Kamloops to Golden

Highway 1 Upgrading
BC Ministry of Transportation Ph: (250) 828-4220
Multi-year plan to improve Hwy 1, the TransCanada Hwy, from Cache Creek to the Rockies. Individual projects will be approved and completed on an annual basis. Highway re-alignment to be completed May 2007. Also see separate entry for Kicking Horse Pass Hwy 1 Improvements. Total value of all Highway 1 upgrade projects is estimated at $700 million. Construction contract awarded to Dawson Construction Ltd. for four-laning a 2.2 km section of Hwy 1 and parallel frontage roads in Salmon Arm, and upgrading intersections, to complete in May 2006. A section north of Spences Bridge is currently being repaved, to complete in Mar 2006.

Status: Construction started
Est. Cost ($ million): 134
First Entry: Dec 1997
Project ID: 260
Start: Late 2000
Finish: 2007
Last Update: Dec 2005

Kelowna

Mill Creek Industrial Park
Mill Creek Developments Ph: (250) 317-1234
Development of Industrial Park at 215 Neave Rd. The project consists of nine one-storey buildings. The buildings vary in size from 12,000 to 17,000 sq ft. Five buildings are complete with four under construction.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Dec 2005
Project ID: 1561
Start: Fall 2005
Finish: Apr 2006
Last Update: Dec 2005

Kelowna

The Cove Beach Resort
Okanagan Land Development Corp. Ph: (604) 685-0111
A condominium development to include a spa and fitness centre, marina, theatre, library and restaurant, located at 4205 Gellatly Rd. Construction by (ITC) Intertech Construction Group. Website: www.ownthecove.com

Status: Construction started
Est. Cost ($ million): 90
First Entry: Sep 2005
Project ID: 1467
Start: Aug 2005
Finish: Spring 2007
Last Update: Sep 2005

Kelowna

The Verve Condominium Development
Mission Group Ph: (250) 448-8810
Condominium development at 533 to 571 Yates Rd to include 414-units in eight 4-storey buildings. Construction has started on Phase 1 and 2, which include 118-units in two buildings and amenity areas. Architect: David Tyrell Architect. Website: www.verveliving.com

Status: Construction started
Est. Cost ($ million): 40
First Entry: Mar 2005
Project ID: 1319
Start: Early 2005
Finish: Early 2006
Last Update: Dec 2005

Kelowna

Black Mountain
Melcor Developments Ltd. Ph: (780) 423-6931
Major development on 385 acres to include approx 800-units of single-family homes, condominiums, townhouses and quarter share villas to be built in eight phases. Phase 1 consists of 17 single-family lots on Henderson Dr. Phase 2 consists of 28 single-family homes, and three villa developments containing single- and semi-detached villas/duplexes. Phase 2 also includes two multi-family condominium/ townhouse developments. The Black Mountain Golf Course, an 18-hole course, is under construction - nine holes completed in summer 2005. The Tuscan Sun Resort is a hotel which will contain 100-suites, a conference room, restaurant/pub, spa, gym, pool, retail space and underground parking. The Rialto Plaza 1 and 2 will be two buildings with small retail shops, offices and services with 5 residential units above each, and underground parking. In Jun 2005 the developer changed to Melcor Developments Ltd. they will continue with construction of golf course and residential development.

Status: Construction started
Est. Cost ($ million): 164
First Entry: Dec 2004
Project ID: 1280
Start: Summer 2004
Finish: 2011
Last Update: Dec 2005

Kelowna

Centuria Urban Village
Lake Placid Developments Inc. Ph: (250) 861-1522
16-storey, residential tower containing 150 condominiums and 5 townhouses at the corner of Bernard Ave and Gordon Dr, formerly the site of Peoples IGA. Project includes 45,000 sq ft of retail facilities. Architect: BKDI Architects.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Dec 2004
Project ID: 1240
Start: Nov 2005
Finish: Early 2007
Last Update: Dec 2005

Kelowna

Missionwood Retirement Resort
Pacific Sun Enterprises Ltd Ph: (250) 491-7714 (Mark Kornell)
Retirement resort at 1075 Barnes Ave. to be built in 2 phases with a total of 196,000 sq ft. Phase 1 consists of 87-units in two 4-storey buildings which completed construction in May 2005. Phase 2 is 84-units in two additional 4-storey buildings, expected to start construction Spring 2006.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1268
Start: Spring 2004
Finish: Late 2006
Last Update: Dec 2005

Kelowna

Pinnacle Pointe
Pointe of View Developments Ph: (403) 571-8400
Proposed residential development containing 166 condominium units in two 4-storey buildings. Additional amenities include fitness facilities and a pool. Architect: David Simons Architects. Website: www.pinnaclepointe.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1242
Start: Jun 2005
Finish: Late 2006
Last Update: Sep 2005

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Kelowna

The Cannery Lofts
The Webster Group Ph: (250) 763-6600
60 loft-style homes bounded by Ellis and Doyle Avenues near the waterfront in Kelowna's downtown. Architects: Water Street Architecture and Meiklejohn Architects. Website: www.thecannerylofts.com

Status: Construction started | Start: Summer 2004
Est. Cost ($ million): 15 | Finish: Spring 2006
First Entry: Dec 2004 | Last Update: Jun 2005
Project ID: 1232

Kelowna

Bellasera Tuscan Villas & Piazza
Bellasera Land Corp. Ph: (250) 765-5252
Development containing 58 villas in a 2-storey building located at 3101 Country Club Dr at the Okanagan Golf Club. Additional amenities include an outdoor pool and fitness centre. Architect: SSE Architecture. Website: www.bellasera.ca

Status: Construction started | Start: Summer 2004
Est. Cost ($ million): 20 | Finish: Jan 2006
First Entry: Sep 2004 | Last Update: Dec 2005
Project ID: 1179

Kelowna

Playa del Sol Resort
Cove Properties Ltd. Ph: (403) 273-2683
A 283-unit resort, geared towards families, located in Kelowna's Mission District to be built in two phases. The first phase will consist of building 114-units, and the second phase will be the remaining 169. Plans include pools, hot tubs, restaurants, a games room, fitness centre, meeting spaces, and a business centre. Architect: Abugov Kasper Architects. Website: www.playadelsolkelowna.com

Status: Construction started | Start: Early 2005
Est. Cost ($ million): 50 | Finish: 2007
First Entry: Jun 2004 | Last Update: Sep 2005
Project ID: 1117

Kelowna

Mission Creek Towers
Starline Enterprises Ph: 1-800-663-5770
Two 9-storey condominium buildings containing 59-units each, located at 1966 Durnin Rd. Project is to be built in two phases. Phase 1 has completed, with occupancy in Jul 2005. Phase 2 is expected to start construction in Apr 2006. Architect: Points West Architecture.

Status: Construction started | Start: Nov 2003
Est. Cost ($ million): 26 | Finish: Early 2007
First Entry: Mar 2004 | Last Update: Dec 2005
Project ID: 1087

Kelowna

Central Okanagan Bypass
Kelowna City Ph: (250) 763-6011 (City of Kelowna)
Construction is underway of the first phase of the North End Connector, now referred to as the Central Okanagan Bypass, between Ellis St and Spall Rd. Running along the existing Clement Ave, from Gordon Dr to High Rd, Clement Ave will be upgraded at intersections and along the frontage of new development. Further phases of the bypass, which will include the new four-lane roadway traveling underneath the bridge on Bernard Ave before intersecting with Spall Rd, are expected to be in place within the next 20 years, which will extend from Spall Rd to McCurdy Rd. Finish date is for the first two phases.

Status: Construction started | Start: Fall 2005
Est. Cost ($ million): 15 | Finish: 2008
First Entry: Dec 2003 | Last Update: Sep 2005
Project ID: 1051

Kelowna

Discovery Pointe Resort - 1128 Sunset Drive
Pointe of View Developments Ph: (250) 717-2193
A tower of 21-storeys with 130-units, including townhomes, is near completion next door to Discovery Bay Resort. The townhomes completed in Aug 2005, with the remainder expected to complete by Feb 2006. Website:

Status: Construction started | Start: Mar 2003
Est. Cost ($ million): 50 | Finish: Feb 2006
First Entry: Dec 2002 | Last Update: Dec 2005
Project ID: 848

Kelowna

Royal Private Residence Club
RIT Royal Hotel Ph: (250) 868-5678
70 fractional and fully-owned condos in a 5-storey building are being constructed as part of the Grand Hotel complex on the Okanagan Lake waterfront on Water St. Amenities are also under construction. Architect: BKDI Architecture. General Contractor: Greyback Construction Ltd. Website: www.royal-kelowna.com

Status: Construction started | Start: Summer 2004
Est. Cost ($ million): 45 | Finish: Spring 2006
First Entry: Sep 2002 | Last Update: Dec 2005
Project ID: 828

Kelowna

Landmark Corporate Campus
Stober Construction Ph: (250) 763-6011 (Kelowna City)
Three buildings to house high-tech development on Dolphin Ave. The first and second building, each 6-storeys, are complete. The third building, which will be 6-storeys and 3,800 sq m started construction in Summer 2005.

Status: Construction started | Start: Early 2001
Est. Cost ($ million): 25 | Finish: Summer 2006
First Entry: Dec 2000 | Last Update: Sep 2005
Project ID: 702

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Kelowna

Glenmore Highlands Development - Wilden

Glenwest Developments Inc Ph: (604) 739-7526 (Ekistics)

Development of 2,800 housing units made up of single-family homes, townhouses, row houses including some 3- to 4-storey apartment buildings, 10,000 sq ft of convenience commercial areas, an elementary school and a park between Glenmore and Clifton Roads. Total area is 720 ha. Phase 1, includes 450 single-family units and is under construction, this phase will eventually include school, and a mixed-use village centre. Phase 1A, included 45 single-family units plus a 14-unit townhouse available 2004. Phase 2, Terrace Hill includes 65 single family units. Phase 3, Still Pond included 24 single family units available Spring 2005. Phase 4, Ledge View includes 14 detached homes and will open Spring 2006. Rezoning for the balance of the property is complete. Architect: Ekistics Town Planning Inc.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 45 — Finish: 2020
First Entry: Mar 1998 — Last Update: Sep 2005
Project ID: 267

Kelowna

Big White Ski Resort Expansion

Big White Ski Resort Ltd. Ph: (250) 765-3101 (Paul Plocktis)

Long-term program of ongoing ski hill developments, including a license to build up to 22,000 bed units; presently there are approx 13,500 bed units available. Construction in the 2004/2005 season includes 250 single- and multi-family condo units ($100 million sale value), two new chair lifts, terrain changes, and new grooming machines. Firelight Lodge is a two phase condominium development that is currently under construction. Phase 1, which includes 14-units, completed Dec 2005, and Phase 2 is expected to complete in 2006. Renovations and improvements to nine ski runs have now expanded to fourteen. Website: www.bigwhite.com & www.firelightlodge.com

Status: Construction started — Start: Jun 1992
Est. Cost ($ million): 250 — Finish: Summer 2009
First Entry: Dec 1997 — Last Update: Dec 2005
Project ID: 283

Kelowna

Conservatory Towers

Vintage Properties Ph: (250) 869-1832

Proposed four structures on a 15 acre site at the corner of Glenmore Rd and Summit Dr. Four structures of 8-, 12-, 16- and 20-storeys and 2-storey townhouses for a total of 1.25 million sq ft will eventually house 1,200 people and include a 150-bed extended-care facility, 2 acre tropical indoor garden, 40,000 sq ft of commercial space and amenities. All permits have been issued. A 91-unit condominium is the first building under construction, and is expected to complete in Dec 2006. Construction will start Jan 2006 on phase 2, a 234-unit building.

Status: Construction started — Start: Feb 2005
Est. Cost ($ million): 150 — Finish: 2011
First Entry: Sep 1997 — Last Update: Sep 2005
Project ID: 271

Merritt

Highway 97A Upgrades

BC Ministry of Transportation Ph: (250) 828-4297

Upgrades on Hwy 97A at the Swan Lake interchange and Larkin Rd to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from two to four lanes from new overpass to Larkin Rd completed in Nov 2004. Phase 2: increasing from two to four lanes between Larkin Rd to Pleasant Valley Rd.

Status: Construction started — Start: Aug 2003
Est. Cost ($ million): 22 — Finish: Fall 2006
First Entry: Mar 2002 — Last Update: Sep 2005
Project ID: 803

Merritt

Active Mountain Resort

Active Mountain Entertainment Corp. Ph: (604) 525-3330

Extensive development for the current site of the Merritt Mountain Music Festival has three main development aspects. Part 1, a Resort expected to open Summer 2006. Highland lodge includes 150 rooms and suites, a restaurant plus amenities, construction expected to start Spring 2006 and complete Nov 2007. The Resort will include an 18-hole pro-golf course. Part 2, Indy Raceway, a 3/4 mile trial oval race track including a 25,000-seat outdoor entertainment complex currently under construction expected to complete Spring 2006. The raceway will include 40 corporate suites, a museum, and conference centre. Plans also include a 6,000-seat amphitheatre, outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster. Part 3, a Tuscan Villa Winery, currently under construction expected to complete the Summer 2007. The winery includes a brewery, 7 acre man-made lake, film and sound studios, a 350-seat arts theatre, and other services. Villa town homes and condominiums will be part of the Winery area Phase 1, a 48 unit condominium project has started construction. Phase 2, 52 Townhomes will be developed in the future, additional phases, including 80 executive residences, will follow. Website: www.activemountain.com

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 250 — Finish: 2009
First Entry: Dec 2000 — Last Update: Dec 2005
Project ID: 716

Osoyoos

Village on the Lake

VOTL Development Ltd. Ph: (250) 495-7223 (General Manager)

Proposed development to include 32-units of townhomes and condominiums, 12 resort villas, a 55-room hotel, 5 commercial/retail spaces, and lounge facilities located on approx 5 acres. Architect: Arup Datta Architect Ltd. Website: www.villageonthelake.ca

Status: Construction started — Start: Nov 2005
Est. Cost ($ million): 25 — Finish: Summer 2007
First Entry: Mar 2005 — Last Update: Dec 2005
Project ID: 1313

Osoyoos

Casa del Lago Pioneer Village

Co-operators Development Corp & VanTel/Safeway Credit Union
Ph: (250) 495-8020

109 condominiums and 67 townhouses located at 7600 Cottonwood Dr on Osoyoos Lake. Project is being developed in two main phases, Phase North and Phase South. Phase North completed in late Mar 2005. Phase South is under construction. Additional amenities include an outdoor pool and a recreation centre which will complete Summer 2006. Architect: Hywel Jones. Website: www.casa-del-lago.ca

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 40 — Finish: Summer 2006
First Entry: Sep 2004 — Last Update: Sep 2005
Project ID: 1171

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Osoyoos

The NK'MIP Project/Spirit Ridge Resort
Osoyoos Indian Band Ph: (250) 495-2684
Development of a 1,200 acre parcel on Osoyoos Lake to include a RV Park, desert heritage and interpretative centre, a 9-hole golf course, a winery, 125-room boutique hotel, and a store/gas bar with other tourist attractions. An all-season RV park with 72 new fully-serviced sites is in operation as part of 300 existing sites. Portions of the project that have completed are; the Heritage Centre, the 6,000 sq ft Nk'mip Cellars (pronounced Inkameep), the Sonora Dunes 9-hole golf course at 1300 Rancher Creek Rd. and the 2150 sq ft clubhouse. 30 villas of the Spirit Ridge Resort (quarter share villas and condos) completed in Oct 2005 with 64 additional suites and facilities expected to complete Summer 2006. Websites:
www.spiritridge.ca,www.nkmipcellars.com/www.sonoradunes.com

Status: Construction started — Start: Fall 2000
Est. Cost ($ million): 25 — Finish: Summer 2006
First Entry: Dec 2000 — Last Update: Dec 2005
Project ID: 698

Peachland

Lakeshore Gardens Residential Resort
R480 Enterprises Ltd. Ph: (250) 767-5253
101 condominiums in a 3-storey building located at 3996 Beach Ave on Lake Okanagan. Additional amenities include a swimming pool, fitness and barbecue centres and meeting room. Architect: HMA Architects. The first phase completed in Jul 2005. Phase 2, construction started and will complete Summer 2006. Website: www.lakeshoregardens-peachland.com

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 20 — Finish: Jul 2006
First Entry: Sep 2004 — Last Update: Sep 2005
Project ID: 1169

Penticton

Lakeview Terraces Condominiums
Lakeview Terraces Joint Venture Ph: (250) 493-0940
50 resort-style condominiums in 4 terraced buildings at 250 Marina Way are being coordinated with a $1.5 million upgrade by the City of Penticton along the eastern portion of the Okanagan Lake waterfront. General Contractor: Greyback Construction Ltd.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 20 — Finish: Mar 2006
First Entry: Dec 2004 — Last Update: Dec 2005
Project ID: 1234

Revelstoke

Mica Generator Improvement
BC Hydro Ph: (250) 549-8550
The Mica Generating Station is a four-unit 1,792 MW earthfill dam facility located 135 km north of Revelstoke. Alstom Canada Inc. was the successful bidder to undertake generator improvement work. Stators will be installed in each of the four generating units over a four-month period, to be complete by June of 2006, 2007, 2008, and 2009.

Status: Construction started — Start: Jun 2005
Est. Cost ($ million): 77 — Finish: Jun 2009
First Entry: Sep 2005 — Last Update: Sep 2005
Project ID: 1499

Summerland

Summerland Seniors Village
Interior Health Authority Ph: (250) 862-4200
115-unit seniors care facility on a 4.5 acre site on Atkinson Rd. Project Manager: Retirement Concepts (Vancouver).

Status: Construction started — Start: Dec 2004
Est. Cost ($ million): 22 — Finish: Jan 2006
First Entry: Dec 2004 — Last Update: Dec 2005
Project ID: 1245

Summerland

Aston Summerland Resort
Summerland Resort Properties Ltd. Ph: (604) 657-0251
Luxury suite strata hotel on Lake Okanagan near Summerland beside the yacht club. Amenities include an outdoor pool, spa, barbecue area, coffee bar, and fitness room. Phase 1 a 76-unit strata is being built in two stages. Stage one consist of 44 units to complete construction by Oct 2005, the remaining 32-units will complete construction by Nov 2005. Phase 2, which contains of 39-suites, is expected to start construction in Fall 2005 and complete construction by Apr 2006. Architect: Cornerstone Architecture. Website: www.summerlandresort.com

Status: Construction started — Start: May 2003
Est. Cost ($ million): 15 — Finish: Apr 2006
First Entry: Sep 2002 — Last Update: Sep 2005
Project ID: 835

Vernon

The Seasons
Lakeside Development Ltd Ph: (250) 550-3575 (City of Vernon)
Adult strata development consisting of 101 bare land strata lots, 200 multi-family units in six four-storey buildings. First two buildings and 40 single detached strata homes are under construction, also under construction is the recreation complex.

Status: Construction started — Start: Summer 2005
Est. Cost ($ million): 25 — Finish: Late 2006
First Entry: Sep 2005 — Last Update: Sep 2005
Project ID: 1464

Vernon

Adventure Bay Point
Paul Gaskin Ph: (250) 550-3575 (City of Vernon)
Development to include 300 units (100 strata, 200 apartments) in 6-4 story buildings with common recreation facilities. In 2005, single family dwellings are being built on Okanagan Landing Road and building permits have been issued for the apartments. Phase 1 will complete Summer 2006. Pre-sales began in Aug 2005.

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 25 — Finish: 2008
First Entry: Jun 2005 — Last Update: Sep 2005
Project ID: 1460

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Vernon

Strand Lakeside Resort
David Murphy & Doug Frey Ph: (403) 235-2353
Resort development to include a hotel, convention centre, spa, amphitheatre and approx 40,000 sq ft of commercial space. Phase 1 started construction Aug 2005. Phase 2, 250 additional units and commercial retail space, was reviewed by City Council in Oct 2005. Site preparation has started on Phase 2. Phase 2 and 3 are being reviewed for rezoning and will be located on Lakeshore Rd. Architect: Poon NcKenzie Architects. Website: www.strandresort.com

Status: Construction started — Start: Jul 2005
Est. Cost ($ million): 40 — Finish: Fall 2006
First Entry: Mar 2005 — Last Update: Dec 2005
Project ID: 1365

Vernon

Anderson Business Park
City of Vernon Ph: (250) 545-1361 (City of Vernon)
Business park development located north of 48th Ave (Silver Star Rd) and east of Hwy 97 (32nd) includes The Real Canadian Superstore (170,000 sq ft), Kal Tire, A & W restaurant, Rona and a retail shopping complex, have all completed construction. Home Depot and the Toyota Dealership started construction Nov 2005 and are expected to complete Spring 2006. The TD Bank will start construction Early 2006.

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 40 — Finish: May 2006
First Entry: Sep 2003 — Last Update: Dec 2005
Project ID: 1004

Vernon

Middleton Mountain Neighbourhood
Bear Paw Construction Ph: (250) 545-1361 (City of Vernon)
The Middleton Mountain Neighbourhood on the upper Kosmino lands will include single- and multi- family homes. Approval was given for 140 single- and multi-family dwelling lots. Several developers are part of the overall project.

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 40 — Finish: 2008
First Entry: Sep 2003 — Last Update: Dec 2005
Project ID: 1005

Vernon

Silver Star - Foothills Residential Development
Freestone Enterprises Ph: (250) 558-5842
Residential development which includes several hundred lots with single- and multi-family homes, a village/ commercial area and park sites. Copper Mountain Place, a residential area with single-family dwellings, and the Fortress Crescent, neighbourhoods are complete. The Foothills Place and Foothills Crescent neighbourhoods are also recently completed.

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 40 — Finish: Summer 2009
First Entry: Sep 2003 — Last Update: Dec 2005
Project ID: 1006

Vernon

The Rise Resort and Residential Development
Okanagan Hills Development Corp. Ph: (866) 383-5111
A proposed major golf course with resort and residential accommodation. Located above Bella Vista, the resort consists of 735 acres and will include a Fred Couples-designed 18-hole golf course, commercial winery, retail village, 550 hotel suites and cottages, and 660 single-family homes and townhouses. Phase 1 includes the golf course, vineyards, and 100 building lots and 45 villas. A portion of Phase 1 villas is expected to complete in spring 2006. Website: www.therise.ca

Status: Construction started — Start: Spring 2005
Est. Cost ($ million): 1000 — Finish: 2013
First Entry: Sep 2003 — Last Update: Dec 2005
Project ID: 1003

Vernon

Kristall Resort and Wellness Centre
Gernot Langes-Swarovski Group Ph: (250) 545-1361 (City of Vernon)
A 150-room hotel, 20,000 sq ft wellness spa and conference centre to be developed in 2 phases is integrated with the summit and existing reservoir. Also included is 4,500 sq ft of commercial space. The City of Vernon approved rezoning and the Community plan. Architect: Cannon Johnston Architecture Inc. Website: www.vernon.ca

Status: Construction started — Start: Summer 2005
Est. Cost ($ million): 70 — Finish: Spring 2007
First Entry: Jun 2003 — Last Update: Sep 2005
Project ID: 965

Vernon

Predator Ridge Golf Resort Development
Predator Ridge Developments Ltd. Ph: (250) 542-3436
New resort community near Vernon which includes an expansion to the existing golf course (completed - 27 holes), 51 golf-cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2,120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1,200 acre site. Phase 1, a 237-unit single- and multi-family subdivision is completed. Phases 2 and 3, each of which included 27-units, completed construction in Spring 2005. The infrastructure for 15 executive lots will be ready for construction Spring 2006. A road development, south of Predator Ridge, on Long Spoon Drive will provide access to a new Phase 1, 18 multi-family units, which started construction Fall 2005. Architect: The Hulbert Group. Website: www.predatorridge.com

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 500 — Finish: 2014
First Entry: Jun 1999 — Last Update: Dec 2005
Project ID: 576

Vernon

Silver Star Ski Resort Expansion
Silver Star Mountain Resorts Ltd & Concert Properties Ltd
Ph: (250) 765-3101
As part of a ten-year resort master plan, there are numerous ongoing projects. Concert Properties built 12 townhomes and a 40-unit condominium building in 2003. Phase 1 of the 54-unit Snowbird Lodge in the Village began construction in Spring 2004 and completed Feb 2005. Phase 2 of the Snowbird Lodge contains 60-units which will complete construction in summer 2006. The Ridge has 70 building lots with provision for single-family homes. The Vance Creek Hotel is a 19-unit leasehold development and the Pinnacles Suite Hotel has completed three townhouses in the East Wing. The Silverwood Lift completed construction Dec 2005. Website: www.skisilverstar.com

Status: Construction started — Start: 1999
Est. Cost ($ million): 150 — Finish: 2009
First Entry: Jun 1999 — Last Update: Dec 2005
Project ID: 559

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Westbank

Westbank Water Treatment Plant
Central Okanagan Regional District Ph: (250) 763-4918
Proposed plant to treat water with clarification, filtration and to reduce the application of chlorine, to be located on Powers Creek. Maple Reindeers Inc. won the contract to build the plant.

Status: Construction started
Est. Cost ($ million): 18
First Entry: Mar 2005
Project ID: 1351
Start: Oct 2005
Finish: Mar 2007
Last Update: Dec 2005

STATUS: COMPLETED

Vernon

North Hill Shopping Centre
Callaway Real Estate Investment Trust Ph: (250) 542-1199 (Architect)
'Big-box anchor shopping centre includes Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Several buildings in Phases 1 to 6 are complete. Value Village is complete. Architect: McDonell Quiring Neuman Architects.

Status: Completed
Est. Cost ($ million): 40
First Entry: Dec 1998
Project ID: 505
Start: Spring 2001
Finish: Late 2005
Last Update: Dec 2005

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Kootenay Development Region

Updated January 18, 2006
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488
Population Density / Sq. km. (2004) : 2.6
Economic Base : Mining, mineral processing, forestry and wood fiber processing.

Selected Demographic Characteristics

Year	Population by age group. Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(.000)	Child	Elderly	Total	
1976	10.0	32.0	16.6	33.8	26.3	11.7	130.3	42.6	0.547	0.152	0.699	1976
1981	10.9	30.5	18.0	42.2	26.6	14.5	142.7	50.5	0.476	0.166	0.643	1981
1986	10.2	27.6	13.1	42.6	27.0	16.7	137.2	52.1	0.457	0.202	0.659	1986
1991	9.1	26.8	11.7	43.2	28.7	18.7	138.1	53.6	0.429	0.223	0.653	1991
1996	8.8	29.2	12.6	45.3	35.9	20.9	152.8	60.8	0.405	0.223	0.628	1996
2001	6.9	26.9	14.7	39.0	41.2	22.8	151.5	63.3	0.356	0.241	0.597	2001
2006	6.2	23.1	16.5	36.7	47.0	25.0	154.5	69.3	0.293	0.250	0.543	2006
2011	7.1	19.5	14.6	39.0	49.5	28.1	157.8	74.7	0.258	0.273	0.531	2011
2016	7.6	18.7	12.4	42.0	46.7	33.3	160.7	78.1	0.260	0.329	0.590	2016
2021	7.3	19.9	10.1	44.3	42.2	38.7	162.5	79.0	0.281	0.401	0.682	2021
2026	6.5	20.6	9.8	41.8	40.5	43.4	162.7	78.9	0.295	0.472	0.766	2026
2031	5.9	19.7	10.9	36.4	42.8	45.7	161.4	79.6	0.284	0.507	0.791	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1997	178.3	59.8	8.9	29.6	21.4	118.4	1,073
1998	186.9	55.3	7.0	34.8	13.6	131.6	1,252
1999	244.8	98.6	18.0	63.6	17.0	146.2	1,274
2000	219.0	87.0	27.8	44.0	15.3	132.0	1,036
2001	174.3	61.9	8.8	18.3	34.7	112.4	803
2002	164.2	35.1	6.5	23.5	5.0	129.1	789
2003	239.4	58.8	6.7	28.6	23.5	180.7	1,057
2004	244.7	71.1	13.9	33.4	23.8	173.6	892
YTD Nov '04	234.0	65.6	10.4	32.9	22.4	168.3	869
YTD Nov '05	354.6	67.4	8.2	20.6	38.6	287.2	1,385

Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised.

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Kootenay Development Region

Population of Major Municipalities

		2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate
Kootenay		**152,431**	**153,616**	**153,695**	**155,217**
Cranbrook	C *#	19,588	19,592	19,660	19,774
Nelson	C #	9,641	9,761	9,793	9,780
Trail	C *	7,993	7,938	7,862	7,889
Castlegar	C *#	7,305	7,266	7,237	7,284
Kimberley	C	6,775	6,802	6,946	7,049
Fernie	C *	4,898	4,908	5,054	5,126
Creston	T *	4,995	5,050	5,053	5,097
Grand Forks	C #	4,164	4,169	4,184	4,200
Sparwood	DM	4,007	4,008	3,998	3,973

		2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate
Rossland	C *#	3,775	3,765	3,689	3,725
Invermere	DM #	3,017	3,126	3,147	3,254
Elkford	DM	2,698	2,707	2,683	2,670
Fruitvale	VL	2,086	2,113	2,062	2,083
Nakusp	VL	1,783	1,789	1,789	1,779
Warfield	VL	1,811	1,773	1,756	1,751
Salmo	VL	1,178	1,157	1,140	1,133
Montrose	VL	1,115	1,113	1,090	1,086
Kaslo	VL	1,059	1,068	1,071	1,075
Radium Hot Springs	VL	643	700	749	813

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes boundary change between Jul 1 '96 & Jun 30 '01, # boundary change '01 & '05; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS.

STATUS: PROPOSED

Castlegar

Arrow Lakes Generating Station Intake Channel Reconstruction
Columbia Power Corporation Ph: (250) 365-8585
Major repairs to the 1500 m concrete lining of the intake to the Arrow Lakes Generating Station (formerly named the Keenleyside Dam) which was completed in Spring 2003. Permanent repairs to the approach channel have begun with the construction of an access road to the channel. Website: www.columbiapower.org

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1130
Start: Early 2006
Finish: Mar 2006
Last Update: Dec 2005

Cranbrook

Aberfeldie Redevelopment Project
BC Hydro Ph: (250) 489-6862
The Aberfeldie Generating station is located about 30 kilometres east of Cranbrook on the Bull River. The project includes the construction of a new powerhouse with an approximate capacity of 25 MW to replace the existing 5 MW powerhouse. In addition, the aging wood stave and steel pipeline will be replaced. The project also includes a new surge tower and switchyard and improvements to the existing water intake, dam spillway and access road. The existing powerhouse and pipeline will be dismantled and removed from the site.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2005
Project ID: 1538
Start: Mar 2006
Finish: Apr 2007
Last Update: Sep 2005

Cranbrook

College of the Rockies Cranbrook Campus Expansion
College of the Rockies Ph: (250) 489-8243
Proposed expansion to the Cranbrook campus of the College of the Rockies. Construction of roads completed Nov 2005. Site-prep is underway for the construction of a 2,600 sq metre academic building. Tenders for the construction of the academic and a trade building opened Dec 2005 and close Feb 2006. Website: www.cotr.bc.ca

Status: Proposed
Est. Cost ($ million): 17
First Entry: Jun 2005
Project ID: 1407
Start: 2006
Finish: May 2007
Last Update: Dec 2005

Cranbrook

Cranbrook Airport Expansion
Cranbrook City Ph: (250) 426-4211 (City of Cranbrook)
Proposed extension to the airport runway and a 1,100 sq m expansion of the existing terminal. Architect: McFarlane Green Architects. chosen to design the expanded terminal building. Associated Engineering is the runway extension design and construction proponent. Website: www.cranbrookairport.com

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 930
Start: Spring 2006
Finish: Summer 2007
Last Update: Dec 2005

Fernie

Crown Mountain Coal Project
Cline Mining Corporation Ph: (604) 687-7789
Exploration and feasibility assessment is underway for a metallurgical coal resource estimated at 4.6 million tonnes. The site is approximately 10 km northeast of the Elk Valley coal mine and 57 km north of the Lodgepole coal property.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2005
Project ID: 1603
Start: ?
Finish: ?
Last Update: Dec 2005

Fernie

Elk River Golf Resort
Elk River Developments Ph: (250) 423-1313
18-hole golf course, designed by the Greg Norman Group, and 1,500 single- and multi-family residential units located on the southwest slopes of the Elk River near Fernie. Project designs have been approved and site preparation began in Spring 2004.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1098
Start: Spring 2006
Finish: Early 2007
Last Update: Sep 2005

Fernie

Blackstone Resort Development
Schickedanz Properties Ph: (403) 278-8850
A maximum of 1,484 equivalent residential units. Single- and multi-family residential and accommodation development, condominium hotels, 120-room hotel and conference centre, mixed use residential, a clubhouse, 4.7 acre spa and wellness centre, 1.9 acre entertainment centre, recreation amenities, and a 2 acre commercial development. A resort-oriented 18-hole golf course and driving range, designed by the Greg Norman Group, with a mixed commercial/ accommodation clubhouse will also be built. Part of the area is rezoned, however an additional area is being included in a rezoning application. Golf course financing of $34 million, ground was broken to start on the golf course Nov 2005. www.blackstonefernie.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2002
Project ID: 832
Start: Mar 2006
Finish: 2009
Last Update: Dec 2005

Fernie Region

Lodgepole Coal Mine
Cline Mining Corporation Ph: (705) 560-8100
Proposed mine to produce 1 to 1.5 million tonnes of coal per year. Lodgepole is located on the Northern side of McLatchie Ridge in the Crowsnest Coal field. Infrastructure will include maintenance and office facilities. The mine will be starting with a coal production of 250,000 tonnes per year and increase to 1 million tonnes per year, with a further increase to 2 million tonnes per year. The coal plant was designed by A.D. Walters and Associates, both the coal plant design and the design for coal loadout are finalized and reports were issued in Nov 2005. The field studies program completed Fall 2005 to meet environment and feasibility requirements. A mining permit is expected in early 2006. Website: www.clinemining.com

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1231
Start: Spring 2006
Finish: 2009
Last Update: Dec 2005

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Grand Forks

Greenwood Grenoble Gold/Copper Mine
Merit Mining Corp. Ph: (604) 694-2344
Proposed gold and copper mine to produce approx 70,000 tonnes/yr at a location west of Grand Forks. Project will include one central mill and two mining sources, the 2,300 hectare Lexington Lone Star and the 900 hectare Golden Crown properties. Plans include the construction of a 200 tonne per day mill. Website: www.meritminingcorp.com

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2005
Project ID: 1341
Start: ?
Finish: ?
Last Update: Dec 2005

Grand Forks

Cascade Heritage Power Park
Sea Breeze Power Corp. Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power 13,750 homes, along the Kettle River near Christina Lake on a former site of a small hydroelectric plant that closed in 1919. The new plant will include a museum and walking trails. Environmental Assessment review suspended to allow local government time to respond to project.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 1998
Project ID: 509
Start: ?
Finish: ?
Last Update: Sep 2005

Invermere

The Pointe of Lake Windermere
Pointe of View Developments Ph: (403) 571-8400
Resort residential development will consist of three, four-storey buildings, with 220 suits, located on the outskirts of Invermere west of Highway 93/95. Website: www.thepointeonlakewindermere.com

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2005
Project ID: 1557
Start: ?
Finish: ?
Last Update: Dec 2005

Invermere Area

Fairmont Hot Springs Golf Course Resort
Fairmont Hot Springs Ph: (250) 342-9281 (District of Invermere)
Golf course and resort on 315-acres at a Columbia Lake property. Currently in planning stages.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2005
Project ID: 1617
Start: ?
Finish: ?
Last Update: Dec 2005

Invermere area

Jumbo Glacier Resort
Glacier Resort Ltd. Ph: (604) 662-8833
Development proposal for a 5,925 ha controlled recreation area on four glaciers in the Jumbo Valley near Invermere. Plans to develop a 104 ha resort area including lift access to the glaciers, ski lodge and tourist resort facilities, hotels, retail shops, restaurants and single-family residences will be constructed in three-phases. The final size of the resort is 6,250 beds, including 750 beds for staff accommodation. The first phase would include two chairlifts, a gondola and three T-bars. Project was given Environmental Assessment approval in Oct 2004. The Master Plan was submitted to the Provincial government in Aug 2005. After the Master Plan approval, the project will enter into a Master Development Agreement process with the Province of BC. This process will complete by Dec 2006. Website: www.jumboglacierresort.com

Status: Proposed
Est. Cost ($ million): 450
First Entry: Dec 1997
Project ID: 293
Start: Spring 2007
Finish: 2028
Last Update: Dec 2005

Nelson

Black Crystal Graphite Mine
Crystal Graphite Corporation Ph: (250) 226-7819
Proposal to expand a mine and processing plant, located in the Slocan valley near Nelson, to produce a high purity flake graphite, which is used in bi-polar plates and fuel cell systems. Website: www.crystalgraphite.com

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2005
Project ID: 1565
Start: Jun 2006
Finish: Dec 2007
Last Update: Dec 2005

Radium

Elk Park Ranch Housing Development
Schickedanz Bros. Ltd. Ph: (403) 239-1952
Proposed development includes 50-room hotel, 250 housing units, a large recreational vehicle park, swimming pool, mini-golf and water park. Infrastructure for housing is complete. Boundary expansion of 81 ha was approved, however, at this time no applications or rezoning plans have been submitted.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 514
Start: Summer 2006
Finish: 2009
Last Update: Sep 2005

Trail

Waneta Power Plant Expansion
Columbia Power Corp. Ph: (250) 953-5179
A 300 to 400 MW expansion of the existing dam is proposed to follow the Brilliant Dam expansion (see separate entry). Preparing for a review under the BC Environmental Assessment Act.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 2000
Project ID: 699
Start: Jun 2007
Finish: 2011
Last Update: Dec 2005

STATUS: ON HOLD

Windermere

Eagle Ranch Golf Resort
Stone Creek Properties Inc. Ph: (403) 802-3600
A lodge of 20 condo suites (60,000 sq ft) and approx 300 recreational condo units (300,000 sq ft) will be constructed in several phases. The clubhouse started construction in Summer 2004. Phase 1: lodge, pool, fitness facility, and food services, as well as condo units around the Windermere Valley Golf Course. Phase 1 and the clubhouse construction is currently on hold. Architect: Marshall & Associates (Calgary).

Status: On hold
Est. Cost ($ million): 20
First Entry: Jun 2001
Project ID: 752
Start: Summer 2004
Finish: Spring 2006
Last Update: Sep 2005

STATUS: CONSTRUCTION STARTED

Castlegar

Brilliant Expansion Power Project
Columbia Power Corporation/Columbia Basin Trust
Ph: (250) 953-5179
Addition of diversion and dam adjacent to the existing Brilliant Dam to add approx 120 MW capacity (203 GWh/year). The design-build proposal was awarded to Skanska-Chant JV and SNC-Lavalin Inc (Brilliant Expansion Consortium). During Aug 2005 the intake area bridge reached completion and the components for the stay ring were moved into place. Project is one-half complete. Work on the powerhouse tunnel to begin Fall 2006.

Status: Construction started
Est. Cost ($ million): 210
First Entry: Sep 1997
Project ID: 508
Start: Summer 2003
Finish: Summer 2007
Last Update: Sep 2005

Fernie

Fernie Alpine Resort Ltd.
Resorts of the Canadian Rockies Ph: (250) 256-8473
Long-term program for construction of ski resort facilities. The resort centre, express quad lift, and a number of facilities and accommodations are completed. Start of construction on the sixth and final lodge in the group, the Juniper, has not be determined. The sewage treatment plant has been rebuilt. Bear Paw Lodges, Timber Landing subdivision, Snow Creek cabins, Polar Peak Lodges, and other developments are awaiting infrastructure improvements. New development will occur after infrastructure planning is completed. Estimated capital cost is over 10 years. No further construction is expected to occur until 2006.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 292
Start: Spring 1998
Finish: 2008
Last Update: Mar 2005

Invermere

Panorama Mountain Village
Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion includes The Lookout (24 townhomes) which is under construction and expected to complete in summer 2006. Phase 2 of the Lookout is 39 townhomes which will start construction late 2006. Trapper's Crossing has been sold to New Dawn Developments.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 300
Start: Apr 1997
Finish: 2010
Last Update: Dec 2005

Kimberley region

Kimberley Ski Resort
Resorts of the Canadian Rockies Ph: (403) 256-8473
Ski resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar and grill is complete. Polaris Lodge, which includes skier services and accommodation, is complete. 300 more residential units are expected to be built in the next few years. The Northstar Mountain Chalets completed construction on 90 units in Fall 2005 with additional units under construction, to complete late 2006. Timberstone Lodge construction began Fall 2005; a part of Timberstone is a $65 million development which will commence Fall 2006.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Mar 1998
Project ID: 393
Start: Fall 1998
Finish: 2008
Last Update: Dec 2005

Nelson

Mountain Lake Seniors Community
Interior Health Authority Ph: (250) 354-3030
A new 92-bed complex care facility for Nelson. Park Place Seniors Living was selected as the proponent in Summer 2004. The existing Mount St. Francis land is being used for the facility. A 22-bed care component completed Nov 2005. A 40-unit assisted living section to be complete by Jan 2006.

Status: Construction started
Est. Cost ($ million): 63
First Entry: Sep 2000
Project ID: 695
Start: Sep 2004
Finish: Jan 2006
Last Update: Dec 2005

Radium

Bighorn Meadows Resort
Glacier Lake Mgmt Corp. Ph: (250) 347-2323
Time-share and suite accommodation in 10 buildings to include a swimming pool and tennis courts. Phases 1-5 are complete. Phase 6 will complete in Mar 2006. Phases 7 - 8 include more condos, and Phase 9 is a 60-unit condominium hotel scheduled to start construction in Spring 2006. Website: www.bighornmeadows.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 513
Start: Late 2003
Finish: 2009
Last Update: Dec 2005

Rossland

Red Mountain Ski Resort Expansion
Red Mountain Ventures Ph: (250) 362-5199
Development to be constructed in 5 phases over 15 years. Resort will be expanded from 1,200 acres to more than 4,000 acres. Plans include upgrading ski lifts and expanding ski terrain. Residential developments include 1,400 housing units, including 100 single-family lots as well as condominium and hotel units. Phase 1 includes a ski services building with 30 condominium units. A total of 1,400 condo units are planned at the resort. Salmon Creek a 150,000 sq ft, two building condominium will start construction Summer 2006. Hannah Creek a Phase 2 development will consist of two buildings of 25-units. Currently in the planning stage for a 3000-acre beginner ski area which will be the first of a 2,600-acre ski terrain expansion. Renovations and expansion of Paradise Lodge and installation of the Red Carpet lift are complete. Website: www.redresort.com

Status: Construction started
Est. Cost ($ million): 750
First Entry: Dec 2004
Project ID: 1220
Start: Sep 2005
Finish: 2015
Last Update: Dec 2005

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4. Kootenay

Trail

Electricity System Upgrades
Fortis Inc. Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next 5 to 7 years. Phase 1 was completed Apr 2003 and replaced a multi-circuit, 60 kV transmission corridor from South Slocan to Warfield with a modern single-circuit, 230 kV line. Phase 2, replacing related switching stations and substations, is complete. Phase 3, a $70 million substation in the south Okanagan area, completed construction Dec 2005. Phase 4 ($80 million) includes ongoing upgrades to other generating facilities and will finish by 2008. Website: www.fortisinc.com

Status: Construction started
Est. Cost ($ million): 244
First Entry: Dec 1999
Project ID: 627
Start: Sep 1999
Finish: 2008
Last Update: Dec 2005

Trail area

Waneta Power Plant Upgrade
Teck Cominco Ltd. Ph: (250) 953-5179
Upgrade of three turbine generators at Waneta Power Plant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. The first turbine upgrade was completed in Fall 2002. Installation of second turbine completed in Oct 2003. Third turbine installation was originally expected to complete in Fall 2004, but will now complete in Fall 2006.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Sep 1997
Project ID: 301
Start: Aug 2002
Finish: Fall 2006
Last Update: Dec 2005

STATUS: COMPLETED

Cranbrook

Elko Sawmill Upgrade
Tembec Industries Inc. Ph: (250) 426-6241
Proposed upgrading to the Elko Sawmill includes upgrades to both of the primary saw lines and secondary processing equipment.

Status: Completed
Est. Cost ($ million): 15
First Entry: Dec 2004
Project ID: 1229
Start: Late 2004
Finish: Oct 2005
Last Update: Dec 2005

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Cariboo Development Region

Updated January 18, 2006
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366
Population Density / Sq. km. (2004) : 1.4
Economic Base : Forestry and forest based manufacturing, ranching and mining.

Selected Demographic Characteristics

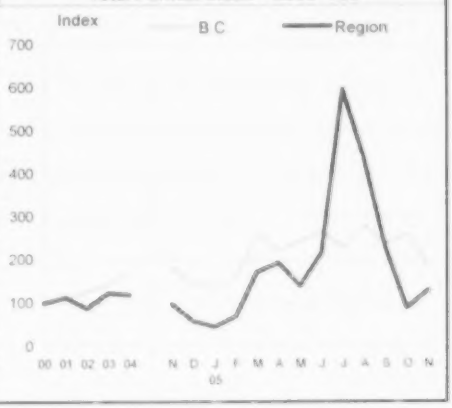
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	13.4	38.0	18.9	41.5	18.5	4.3	134.6	38.9	0.650	0.054	0.705	1976
1981	14.7	37.4	22.3	51.0	21.8	5.5	152.7	48.0	0.548	0.058	0.606	1981
1986	13.8	35.9	18.6	54.3	25.3	7.2	155.0	52.0	0.506	0.073	0.579	1986
1991	12.6	34.8	15.7	54.9	29.0	9.3	156.2	53.9	0.476	0.093	0.570	1991
1996	12.3	36.9	17.6	58.6	36.0	11.6	172.9	61.7	0.439	0.104	0.543	1996
2001	10.2	34.2	17.3	50.9	41.1	14.3	168.0	63.7	0.406	0.131	0.537	2001
2006	8.9	31.4	20.0	49.6	48.0	17.3	175.1	71.3	0.343	0.147	0.490	2006
2011	9.8	27.9	18.7	52.7	52.6	21.1	182.8	78.6	0.304	0.170	0.474	2011
2016	10.3	26.1	17.0	55.0	53.3	26.9	188.7	84.2	0.291	0.215	0.505	2016
2021	10.1	27.0	14.5	56.9	51.7	33.2	193.4	87.8	0.301	0.270	0.571	2021
2026	9.4	27.8	13.4	55.2	51.4	39.0	196.1	89.4	0.310	0.326	0.636	2026
2031	8.7	27.0	14.5	49.7	53.9	43.1	196.9	91.3	0.302	0.365	0.667	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 2000=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment			
	<-- $ Millions -->						Units	
1997	216.7	97.5	10.5	65.3	21.8	119.1	1,081	
1998	139.6	52.0	9.3	24.9	17.8	87.6	787	
1999	124.4	61.0	12.5	16.8	31.6	63.4	469	
2000	101.8	59.8	7.5	22.4	29.9	42.0	260	
2001	115.2	81.2	4.0	21.3	55.9	34.0	183	
2002	88.5	45.7	10.2	25.7	9.8	42.8	240	
2003	125.4	89.6	6.5	52.0	31.2	35.8	204	
2004	121.2	59.6	16.2	32.3	11.1	61.6	362	
YTD Nov '04	116.3	58.5	15.2	32.2	11.1	57.8	336	
YTD Nov '05	195.9	124.4	37.1	29.0	58.3	71.5	394	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised.

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Cariboo Development Region

Population of Municipalities

		2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate
Cariboo		**167,803**	**169,200**	**172,049**	**171,930**
Prince George	C	75,288	76,641	77,826	77,148
Williams Lake	C *#	11,625	11,578	11,865	11,872
Quesnel	C *	10,407	10,337	10,444	10,487
Mackenzie	DM	5,438	5,389	5,458	5,454
100 Mile House	DM	1,820	1,814	1,828	1,826
Valemount	VL	1,265	1,249	1,247	1,250
McBride	VL	733	725	743	752
Wells	DM *	246	241	262	248

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes boundary change between Jul 1 '96 & Jun 30 '01, # boundary change '01 & '05, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS

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STATUS: PROPOSED

108 Mile Ranch

Hills Health Ranch Expansion
Hills Health and Guest Ranch Ltd. Ph: (250) 791-5225
Proposed expansion to the 108 Mile Ranch health facility. Plans include 250 housing units and a village which would include a variety of health and wellness services.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2004
Project ID: 1227
Start: Late 2006
Finish: 2020
Last Update: Dec 2005

Gold Bridge

Bralorne Mine/Beacon Hill
Bralorne Gold Mines Ltd. Ph: (604) 682-3701
Development and exploration of the Taylor vein is underway with an extensive drilling program, as well as, the extension of other veins, feasibility studies and modelling. Bulk samples and preliminary assessment on the property and mill area are complete, and include an estimated gold resource of 500,000 tonnes. Currently reports are being reviewed and options are being examined for funding. A new mining plan is also being developed. Website: www.bralorne.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2005
Project ID: 1588
Start: ?
Finish: ?
Last Update: Dec 2005

Mackenzie region

Mt Milligan Copper/Gold Mine
Placer Dome Inc. Ph: (604) 682-7082
Proposed copper/gold mine located 150 km Northwest of Prince George with a reserve of approx 370 million tonnes. The project had received approvals previously, and is reactivating. Ten test holes were drilled in Summer 2004, and an upgraded feasibility study was completed in 2005. Based on the results of the study, the company will decide whether to proceed with the development.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 326
Start: ?
Finish: ?
Last Update: Dec 2005

Prince George

Duchess Park Secondary School Replacement
School District 57 (Prince George) Ph: (250) 561-6800
Proposed replacement of the Duchess Park Secondary School. Provincial funding has been approved and will become available in 2008.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Jun 2005
Project ID: 1409
Start: 2008
Finish: Early 2010
Last Update: Dec 2005

Prince George

UNBC Northern Sport Centre
University of Northern British Columbia Ph: (250) 564-8530
Approx 80,000 sq ft sports centre to include a gymnasium and 200 m four-lane indoor track with spectator seating, and an indoor field. Plans also include an athletes service area for training athletes, and will include areas for strength training, physical therapy, meeting rooms and coaching office. Provincial government is contributing $20.5 million to the project. The selected proponent is Northern Sport Centre Consortium. Website: www.unbc.ca/nsc

Status: Proposed
Est. Cost ($ million): 32
First Entry: Mar 2005
Project ID: 1315
Start: Spring 2006
Finish: Spring 2007
Last Update: Sep 2005

Prince George

Arctic Railway - Alaska to Mainland US
Ph: (867) 456-3912 (Yukon Economic Development)
Proposal for a 1850 km direct rail connection of Alaska to the rest of the continental US that would pass through BC or BC and Alberta. Support has been expressed by the Yukon government, northern BC communities, and the Alberta government. A conference in Juneau identified two potential routes: north from Prince George and roughly following the Cassiar Hwy to intersect the Alaska Hwy at Mile 649 near Watson Lake YT, or along the Alaska Hwy all the way. Both options would use existing rail lines or beds as much as possible. The US government and Canadian governement are participating in a joint preliminary review of the project, expected to finish by Jun 2006.

Status: Proposed
Est. Cost ($ million): 2000
First Entry: Mar 2004
Project ID: 1073
Start: ?
Finish: ?
Last Update: Jun 2005

Prince George

Ethanol Plant
First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Approval has been given from the Land Commission to remove the land from the reserve, with conditions. The company is working on the conditions, and obtaining financing.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2002
Project ID: 802
Start: 2007
Finish: 2009
Last Update: Jun 2005

Quesnel

Wood Manufacturing Plant
Ainsworth Lumber Ph: (604) 661-3200
Preliminary plans for two mills (also see project id 1424 Vanderhoof) to absorb 1.4 million cubic metres per year of wood from forests in Quesnel and Vanderhoof. Each mill would produce 500 million cf/yr. One mill could produce Oriented Strand Board. Licences for the timber have been acquired, however decisions on the mills will be made after further consultation. Still in proposal stage waiting for studies and permits to complete.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2005
Project ID: 1417
Start: ?
Finish: ?
Last Update: Sep 2005

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5. Cariboo

Quesnel

Cariboo Gold Project/Bonanza Ledge
International Wayside Gold Mines Ltd. Ph: (604) 669-6463
Proposed 3,000 tonnes/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project covers 456 sq km. Bulk sampling on the Bonanza Ledge site has been conducted. Detailed mine design of the Bonanza Ledge-Barkerville Mountain area was completed in late 2005. In preparations to apply for an Environmental Assessment review. Website: www.wayside-gold.com

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Project ID: 523
Start: Summer 2007
Finish: Fall 2008
Last Update: Dec 2005

Valemount

Canoe Mountain Resort Developments
Sunrise International Inc. Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola ($11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Development to be undertaken in four phases and completed over 12 to 20 years, depending on the market. Phase 1 would include the gondola, a hotel and a 9-hole golf course, and would be complete in 3 to 5 years. Project has gone through changes made to the OCP. The Master Plan was approved. Land clearing began in Spring 2004. Zoning and subdivision approvals are required. Awaiting Provincial Government go ahead.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 649
Start: Spring 2006
Finish: 2020
Last Update: Dec 2005

Valemount To Burnaby

Trans Mountain Expansion (TMX) Pipeline
Kinder Morgan & Pembina Pipline Corp. Ph: (403) 514-6638
Terasen plans to build a new pipeline in stages, called TMX, along the existing Trans Mountain Line from Edmonton, AB to Burnaby, BC, which would eventually carry 640,000 barrels/day to BC, with connections to Washington refiners. The pipeline would loop Terasen's existing 1150 km, 60 cm pipeline with a new 76 cm pipeline. Phase 1, is the building of new and upgrading existing pump stations at a cost of $210 million. This portion of the project will complete in 2007. Phase 2A, is the expansion of the Trans Mountain System. Currently seeking commercial support for the construction of 30-inch pipeline looping between Hinton, AB and Valemont, BC. Phase 2 B, is work on the Anchor Loop, looping a 178 Km section of pipe between Hinton, AB and Jackman, BC. TMX may also be accessing a new northern leg in BC to a potential new deepwater port on the north coast (see project id 1566). Environmental studies and consultation are underway. Regulatory approval applications were filed late 2005. Capital cost is estimated for BC portions. Website: www.tmxproject.com

Status: Proposed
Est. Cost ($ million): 1600
First Entry: Jun 2004
Project ID: 1197
Start: Spring 2006
Finish: 2011
Last Update: Dec 2005

Williams Lake

Prosperity Gold/Copper Project
Taseko Mines Ltd Ph: (250) 684-6365
Proposed development of a large gold/copper deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 people and milling 66,000 tonnes/ day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study was completed by Kilborn Engineering Pacific Ltd. Project is reactivating.

Status: Proposed
Est. Cost ($ million): 900
First Entry: Dec 1997
Project ID: 302
Start: ?
Finish: ?
Last Update: Sep 2005

STATUS: ON HOLD

Valemount

Terra Nova Hot Springs Resort
Terra Nova Ph: (604) 688-0225
Development of a hot springs resort to include a hotel, spa and conference facilities. Additional development around the hot springs on 100 ha of Crown Land is being considered. An application for a preliminary agreement has been submitted to the Provincial land management agency, and work on a Master Development Agreement began. This development will follow after the start of the Canoe Mountain Resort development (see #649). The project is currently on hold.

Status: On hold
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 638
Start: ?
Finish: ?
Last Update: Dec 2005

STATUS: CONSTRUCTION STARTED

Hixon

Dunkley Lumber Sawmill Expansion
Dunkley Lumber Ltd. Ph: (250) 998-4203
A three phase expansion of the Dunkley sawmill. First phase, a new sawmill, is complete and has started production. Dry kilns completed construction. Planer mill construction will start 2006.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Sep 2004
Project ID: 1063
Start: Summer 2003
Finish: Early 2007
Last Update: Sep 2005

Prince George

UNBC Teaching and Learning Centre
University of Northern British Columbia Ph: (250) 960-5555
A new 92,000 sq ft teaching and learning centre to house eight departments and offer 10 degree programs. The centre will accommodate 433 students and be located at the north of the lab extension, where it will be connected. Plans also include an expansion to the existing library.

Status: Construction started
Est. Cost ($ million): 32
First Entry: Mar 2005
Project ID: 1333
Start: Jun 2005
Finish: Late 2006
Last Update: Jun 2005

Prince George

Prince George Husky Light Oil Refinery Clean Fuels Project
Husky Energy Ph: (403) 298-7088
Upgrade to the existing plant to produce low sulphur gasoline and diesel fuels to meet Canada's new fuel specifications. The current production of 10,000 barrels/day is expected to increase to 12,000 barrels/day. Project includes two phases, the gasoline phase, which completed in Aug 2005, and the diesel phase, which is expected to complete in Jun 2006. SNC - Lavalin will provide detailed design and construction management for project.

Status: Construction started — Start: May 2004
Est. Cost ($ million): 73 — Finish: Mar 2006
First Entry: Jun 2004 — Last Update: Sep 2005
Project ID: 1129

Prince George To Cache Creek

Cariboo Connector - Highway 97 Improvements
BC Ministry of Transportation Ph: (250) 828-4297
Proposed major improvements to 460 km of Hwy 97 between Prince George and Cache Creek. Plans include widening the highway to four lanes on several sections, as well as a $33 million project to widen the Simon Fraser Bridge in Prince George. Phase 1 includes: four-laning of three km sections at: Old Cariboo to Buckhorn-Damms Road and Plett Road south of Prince George and a two km section (Red Bluff Road) south of Quesnel, and improving the Simon Fraser Bridge near Prince George to add two lanes, which commenced engineering work in 2005. Construction has completed on Fletchers four-laning, a 3.5 kilometer project south of Williams Lake. A relocated weigh scale facility and the four-laning of approximately three km of highway will complete Fall 2007.

Status: Construction started — Start: Summer 2005
Est. Cost ($ million): 200 — Finish: 2011
First Entry: Jun 2005 — Last Update: Dec 2005
Project ID: 1375

Quesnel

West Fraser Sawmill Replacement Project
West Fraser Timber Co. Ltd. Ph: (250) 992-9244
Proposed replacement of the existing Brownmiller Rd sawmill with a new three-line sawmill with a capacity of 500 million board ft, as well as 16,000 sq ft of expanded administrative space. The new sawmill will maximize recovery and optimize productivity from beetle-killed timber.

Status: Construction started — Start: May 2005
Est. Cost ($ million): 105 — Finish: Aug 2006
First Entry: Jun 2005 — Last Update: Dec 2005
Project ID: 1379

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North Coast Development Region

Updated January 18, 2006
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937
Population Density / Sq. km. (2004) : 0.6
Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.

Selected Demographic Characteristics

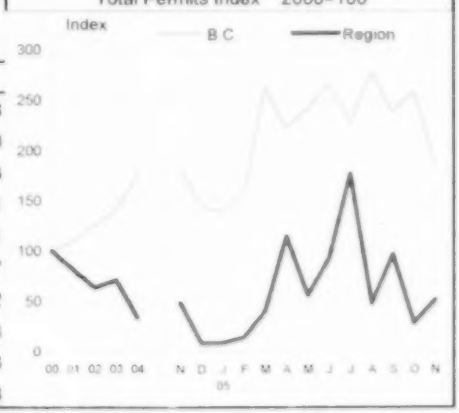
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	6.6	17.9	9.0	19.1	8.5	2.0	63.2	17.1	0.671	0.055	0.726	1976
1981	6.7	17.2	10.6	22.6	9.0	2.2	68.2	20.4	0.566	0.052	0.618	1981
1986	6.2	15.3	8.0	22.6	10.0	2.7	64.8	20.9	0.528	0.066	0.595	1986
1991	6.4	15.0	7.4	23.8	11.6	3.4	67.7	22.5	0.500	0.080	0.580	1991
1996	6.0	15.6	7.3	24.5	13.6	4.1	71.2	24.4	0.474	0.091	0.565	1996
2001	4.5	14.4	6.5	20.9	14.1	5.0	65.3	23.2	0.455	0.120	0.575	2001
2006	3.8	13.1	7.3	19.3	16.8	5.8	66.1	24.6	0.389	0.134	0.523	2006
2011	4.1	11.5	7.5	19.2	19.3	7.3	68.9	27.1	0.340	0.158	0.499	2011
2016	4.3	10.6	7.2	19.5	20.5	9.3	71.4	29.3	0.318	0.197	0.515	2016
2021	4.3	10.9	6.0	20.5	20.1	11.6	73.3	30.6	0.326	0.248	0.574	2021
2026	4.0	11.3	5.5	20.8	19.1	14.0	74.7	31.3	0.338	0.309	0.647	2026
2031	3.7	11.1	5.9	19.4	19.1	16.2	75.4	32.0	0.335	0.365	0.700	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 2000=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1997	55.6	32.9	18.9	12.3	1.7	22.7	148	
1998	24.4	12.1	5.3	4.6	2.3	12.3	60	
1999	21.5	12.5	3.9	4.8	3.7	9.0	43	
2000	34.7	26.6	0.6	4.7	21.3	8.1	31	
2001	28.1	23.4	3.0	6.5	13.9	4.7	11	
2002	22.1	18.6	0.4	6.9	11.3	3.5	7	
2003	24.6	18.7	7.9	9.2	1.6	5.9	12	
2004	11.7	6.7	0.3	3.4	3.1	5.0	13	
YTD Nov '04	11.5	6.7	0.3	3.4	3.1	4.8	13	
YTD Nov '05	21.0	14.6	2.0	6.0	6.6	6.5	28	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary
Source : Statistics Canada (data collected from municipal and Regional District offices)
Note: Latest month is preliminary, month previous to latest month is revised

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North Coast Development Region

Population of Municipalities

		2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate
North Coast		**64,978**	**64,981**	**65,550**	**65,383**
Prince Rupert	C	15,136	14,962	15,059	14,974
Terrace	C *	12,525	12,542	12,599	12,556
Kitimat	DM	10,640	10,575	10,725	10,587
Masset	VL	955	965	967	967
New Hazelton	DM	790	770	765	758
Stewart	DM	698	710	717	695
Port Edward	DM	672	667	659	653
Port Clements	VL	531	527	534	533
Hazelton	VL	362	353	355	342

C=City, T=Town, VL=Village, DM=Distnct Municipality, IM=Island Municipality, * Denotes boundary change between Jul 1 '96 & Jun 30 '01, # boundary change '01 & '05, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS

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STATUS: PROPOSED

Atlin

Ruby Creek Molybdenum Mine
Adanac Moly Corp. Ph: (604) 531-9639
The Ruby Creek Project is a proposed open pit molybdenum mine situated 24 kilometers northeast of Atlin, BC, which would operate at 20,000 tonnes per day of ore for 20 years and have an overall footprint of approximately 830 hectares. A final resource study was completed in spring 2005. The project will be applying for BC Environmental Assessment Act approval. Website: www.adanacmoly.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2005
Project ID: 1428
Start: Summer 2007
Finish: Spring 2008
Last Update: Jun 2005

Bella Coola

Bella Coola Rock Project
Bella Coola Rock Corporation Ph: (604) 820-6700
Proposed aggregate quarry approx 2 km from Bella Coola. The mining permit has been approved and construction will commence when market conditions are suitable.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 997
Start: ?
Finish: ?
Last Update: Dec 2005

Graham Island

Harmony Gold Mine
Taseko Mines Ltd. Ph: (604) 684-6365
The Harmony property is located on Graham Island, with a potential of 64 million tonnes containing 3 million ounces of gold. Detailed engineering and exploration studies will be required.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2005
Project ID: 1501
Start: ?
Finish: ?
Last Update: Sep 2005

Iskut

Galore Creek Gold/Silver/ Copper Mine
Novagold Resources Inc. Ph: (604) 669-6227
The proposed project is located 90 km northeast of Wrangell, Alaska. The mine will have a processing rate of 65,000 TPD. Road access is part of the prefeasibility study. Concentrate would be shipped out through the port of Stewart and power would be supplied via the BC hydro grid. In Oct 2005, the economic assessment was updated and a pre-feasibility study was completed. An engineering feasibility study will complete in Mar 2006. Currently in Environmental Assessment pre-application stage. Website: www.novagold.net

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Mar 2004
Project ID: 1074
Start: 2007
Finish: 2010
Last Update: Dec 2005

Iskut

Mount Klappan Coal Mine
Fortune Minerals Limited Ph: (519) 858-8188
A marketing study has been completed and a feasibility study is underway for the low sulphur anthracite products from this proposed coal mine in northwest British Columbia, 160 km northeast of Stewart. Resources at Mount Klappan are estimated to total 2.8 billion tonnes. An application under the BC Environmental Assessment process is expected in early 2006. Website: www.fortuneminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1081
Start: Fall 2006
Finish: Late 2007
Last Update: Dec 2005

Iskut

Schaft Creek Porphyry Copper-Gold Mine
Guillermo Salazar
Ph: (250) 356-7475 (Environmental Assessment Office)
Project covers the Schaft Creek area and is located 25 km northeast of the Galore Creek mine proposal (see separate entry). Early feasibility assessments are underway. Property is optioned from Teck Cominco Limited. BC Environmental Assessment Act review likely to be required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1080
Start: Late 2006
Finish: Spring 2008
Last Update: Dec 2005

Iskut

Red Chris Porphyry Copper/Gold Project
Red Chris Development Co Ltd. Ph: (604) 683-0140
Proposed open pit copper/gold mine 18 km southeast of the village of Iskut, and 80 km south of Dease Lake, expected to process 30,000 tonnes/day of ore. The mine life is 25 years and will create 250 jobs. The proponent is a subsidiary of bcMetals Corp. The project received BC Environmental Assessment Act approval in Aug 2005. The financing for mine development has been secured with the condition that the BC Provincial Government extend the power grid up the Hwy 37 corridor to Iskut. This extension is to be complete by 2007.

Status: Proposed
Est. Cost ($ million): 228
First Entry: Sep 1997
Project ID: 312
Start: Spring 2006
Finish: Fall 2007
Last Update: Dec 2005

Kitimat

The Spirit Pipeline - TMX Project
Kinder Morgan & Pembina Pipeline Corp. Ph: (604) 443-6500
The Spirit Line - TMX project to the north coast is part of an expansion of its existing Trans Mountain line between northern Alberta and the BC - Washington border (see project id 1197). This pipeline project would carry 100,000 bpd of condensate for shipment to the Alberta oilsands for use in oilsands development. Preliminary engineering and design of the pipeline has been underway since Sep 2005. The partnership is now conducting discussions with potential shippers. The project would make extensive use of existing infrastructure and would be complete by Late 2008. Capital cost is estimated for BC portion. Website: www.terasen.com

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 2005
Project ID: 1566
Start: Early 2007
Finish: Late 2008
Last Update: Dec 2005

6. North Coast

Kitimat

Enbridge Gateway Condensate Pipeline
Enbridge Pipelines Inc. Ph: (780) 420-5210
Proposed pipeline from Kitimat to Edmonton, Alberta to deliver 150,000 barrels/day of an ultra-light condensate (a mixture of petroleum byproducts and chemicals) for blending with tar sands crude oil. The condensate line will be 20 inches in diameter and be laid at the same time as the crude oil pipeline #929. (See project # 929 for the crude oil pipeline proposal). In Nov 2005, a preliminary information package was filed with the National Energy Board (NEB) and other federal departments. The application to the NEB is expected to be filed in Jun 2006.

Status: Proposed
Est. Cost ($ milbon): 2500
First Entry: Jun 2005
Project ID: 1413
Start: Early 2008
Finish: 2010
Last Update: Dec 2005

Kitimat

Kitimat LNG Terminal
Kitimat LNG Ltd. Ph: (403) 264-3330
A proposed liquid natural gas terminal at Bish Cove, 18 km south of Kitimat, to include facilities for marine offloading, LNG storage, natural gas liquids recovery, re-gasification, and send-out facilities to deliver natural gas into the Pacific Natural Gas (PNG) pipeline. A new 14 km, 30 in pipeline would connect from the facilities to the PNG line. Send out capacity is proposed at 610 MMcf/day. Project has submitted an application for review under the BC Environmental Assessment Act. Open houses took place in Jun 2005.

Status: Proposed
Est. Cost ($ million): 500
First Entry: Jun 2004
Project ID: 1125
Start: Summer 2006
Finish: Nov 2008
Last Update: Dec 2005

Kitimat

Gateway Pipeline Project
Enbridge Pipelines Inc. Ph: (780) 420-5210
Proposed 76 cm diameter, 1,150 km pipeline from Edmonton, Alberta to deliver crude oil to the deep water port at Kitimat. The pipeline would deliver 400,000 barrels/day to a tank farm for storage prior to shipping to California and the far east. Preliminary engineering and environmental overviews are completed. A second, parallel pipeline will also be built to ship imported condensate to the oilsands (see project id 1413). Approx 2000 construction jobs are expected. Project cost is estimated for BC portion. In Nov 2005, a preliminary information package was filed with the National Energy Board (NEB) and other federal departments. The application to the NEB is expected to be filed in Jun 2006.

Status: Proposed
Est. Cost ($ million): 1900
First Entry: Mar 2003
Project ID: 929
Start: Early 2008
Finish: Late 2010
Last Update: Dec 2005

Masset

Nai Kun Wind Power Project
Nai Kun Wind Developmnet Inc./ABB New Ventures
Ph: (604) 685 5853
Proposed 700 MW wind power project on the Queen Charlotte Islands. A detailed transmission study is completed and approval obtained to investigate use of the seabed for anchoring the towers. Permits have been obtained from provincial and federal governments to do seismic tests, wind tests and environmental studies; also obtained is a written permit from the Council of the Haida Nation. Website: www.naikun.ca

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Jun 2002
Project ID: 819
Start: 2007
Finish: Late 2008
Last Update: Dec 2005

Port Clements

North Island Power Plant
North Island Power Corp. Ph: (604) 739-2352
A 7 MW wood-fired power plant at Port Clements on the Queen Charlotte Islands. Site preparation is underway.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 319
Start: Feb 2006
Finish: Summer 2006
Last Update: Dec 2005

Prince Rupert

Prince Rupert LNG Terminal
Prince Rupert Port Authority/Westpac Terminals Inc.
Ph: (403) 920-3277
Westpac has agreed to build and operate a 160,000 to 180,000 dm storage facility and move 300 mcfd of liquefied natural gas (LNG) through existing pipelines on Ridley Island near Prince Rupert. Environmental and regulatory approvals preparation is underway.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2004
Project ID: 1287
Start: Summer 2006
Finish: 2009
Last Update: Sep 2005

Prince Rupert

Prince Rupert Port Expansion
Prince Rupert Port Authority Ph: (250) 627-8899
Proposed expansion of the existing port into a state-of-the-art terminal. The new terminal, upon full build-out, will occupy 150 acres and be able to handle 2 million TEUs. The first phase, which will contain three 120 m high super post-panamex cranes, is expected to be operational by 2006, and the second by 2009. Another phase involves converting the existing Fairview Terminal from bulk, break-bulk and general cargo to containers. It includes installation of container cranes and upgrades to CN's North Main Line to allow double-stack containers. Maher Terminals (New Jersey) was selected as the operator, they have completed plans to request proposals for acquisition and installation of the three large container cranes at cost of $60 million. Contract was awarded in May 2005 for demolition of existing Fairview Terminal buildings. Phase 1, stage 1, is demolition of the entire infrastructure and the dock which was completed Fall 2005 at a cost of $170 million. Phase 1, stage 2, is the expansion of the wharf at a cost of $340 million. In Oct 2005 a firm was selected to extend the wharf 60 ft. and construction began Dec 2005. A contract was awarded for civil engineering in Dec 2005. Tenders went out for construction of the terminal in Oct 2005 and will be awarded to a builder in Jan 2006. Phase 2, will be the Environmental Assessment process approval with Phase 3, being the development of rail yards at $15 million and a container storage area $30 million and a customs office. Currently proponents are negotiating a variety of agreements and waiting for a finalized agreement with the Provincial Govt. and Federal Govt. on funding. The Port is completing financing for its $25 million contribution to the new terminal. Website: www.rupertport.com

Status: Proposed
Est. Cost ($ million): 500
First Entry: Mar 2003
Project ID: 901
Start: Spring 2006
Finish: 2010
Last Update: Dec 2005

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Prince Rupert

Tsimshian Peninsula Project
Prince Rupert City Ph: (250) 627-0963
Original proposal was to construct bridges to link Kaien Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. A memorandum of understanding was completed by the provincial and federal governments, the City of Prince Rupert and two native bands. A phased approach to route selection and design will occur. A feasibility study was completed in Apr 2004, and the City has received a final report. The Project has been changed and will now consist of a system of road works and ferries, and one small bridge. Funding is still under discussion - project delayed. However, the Tuck Inlet road project which is going forward will improve 22 km of road to access the ferry terminal at the tip of Tuck Inlet, this will form part of the proposed Tsimshian Peninsula fixed link project. Preliminary studies have shown that much of Tuck Road will be used as part of the fixed link. The feasibility of the fixed link is still being explored. Website: www.ainc-inac.gc.ca

Status: Proposed
Est. Cost ($ million): 72
First Entry: Sep 1998
Project ID: 479
Start: Summer 2007
Finish: Fall 2009
Last Update: Dec 2005

Prince Rupert

BC Iron and Steelworks Plant
Pacific Iron & Steel Products Ltd.
Ph: (250) 627-8899 (Port of Prince Rupert)
Proposed plant for production output of 1.5 million tonnes/year of steel slabs for export to Asian and U.S markets. Approx 1,000 construction jobs are anticipated and 350 direct jobs when the plant is in operation. Financing being arranged.

Status: Proposed
Est. Cost ($ million): 750
First Entry: Mar 1998
Project ID: 405
Start: Early 2007
Finish: ?
Last Update: Sep 2005

Smithers Area

Davidson Molybdenum Mine
Blue Pearl Mining Ph: (604) 669-1668
A feasibility study is underway for a 5,000 metre underground drilling program started in Nov 2005 for an estimated 75 million tonne molybdenum deposit near Smithers on Hudson Bay Mountain. Project capacity of mine is 2000 tonnes per day. Environmental baseline studies will run from Apr 2005 to Mar 2006.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2005
Project ID: 1552
Start: ?
Finish: ?
Last Update: Dec 2005

Stewart

Mclymont Creek Hydroelectric Project
Coast Mountain Power Corp. Ph: (604) 681-8680
A water license and land tenure application has been filed to generate up to 60 MW of electricity from a run of river hydroelectric generating plant on Mclymont Creek, a tributary to the Iskut River with a confluence located approx 10 kilometers downstream of the proposed Forrest Kerr Project (see project id #777). The project is expected to generate approx 206 GWh annually. The company plans to submit a bid to BC Hydro to purchase electricity during BC Hydros next call for power. Pre-feasibility studies underway.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2005
Project ID: 1496
Start: ?
Finish: ?
Last Update: Dec 2005

Stewart

More Creek Hydroelectric Project
Coast Mountain Power Corp. Ph: (604) 681-8680
The project involves construction of a weir, intake and 700 m diversion tunnel. It is expected to generate approximately 84 GWh annually. The More Creek plant will be connected to Coast Mountain Hydro Corps proposed 138kv transmission line near Bob Quinn Lake on Highway 37 via a 13 kilometre 69 kv transmission line. The company plans to submit a bid to BC Hydro to purchase electricity during BC Hydros next call for power.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2005
Project ID: 1537
Start: ?
Finish: ?
Last Update: Dec 2005

Stewart

Swamp Point Aggregate Project
Ascot Resources Ph: (604) 684-8950
Proposed aggregate mine and ship loading facility 50 km south of Stewart, and includes the land on the east side of the Portland Canal. The production capacity is to exceed 500,000 tonnes per year with an inferred resource of 66 million tonnes. It is anticipated that this remote mine will be shipping 3 million tonnes per-year to markets in California. Currently under review in the BC Environmental Assessment Act review process.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2005
Project ID: 1429
Start: Fall 2006
Finish: Early 2007
Last Update: Dec 2005

Stewart

Kitsault River and Homestake Creek Hydro Project
Kitsault Hydroelectric Corp. Ph: (250) 952-6246 (Integrated Land Management Bureau)
Proposed 14.5 MW hydro facility on the Kitsault River and Homestake Creek. Preliminary design has been completed. Construction of the 30 km access road complete. Construction camp installed and tunneling occurring. Power purchase agreements were signed with Powerex in Oct 2005. Website: www.anyox.com

Status: Proposed
Est. Cost ($ million): 21
First Entry: Mar 2005
Project ID: 1295
Start: Spring 2007
Finish: Fall 2008
Last Update: Dec 2005

Stewart

Anyox Hydroelectric Project
Anyox Hydroelectric Corp. Ph: (604) 270-8811
138 GWh hydroelectric project located approx 160 km north of Prince Rupert on Alice Arm. Plans are to build a new powerhouse, turbines, penstock and penstock tunnel, and repair the existing storage dam on the former Anyox mine site. A construction camp was installed May 2005. In Oct 2005, a 30 year power purchase agreements was signed with Powerex. The transmission line right of way is secured and 12 miles of road has been rehabilitated along with seven hydromatic stations being installed. Website: www.anyox.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 864
Start: Spring 2007
Finish: Fall 2008
Last Update: Dec 2005

Vanderhoof

Kenney Dam Cold Water Release Facility
Alcan Aluminum Ltd. and the Province of BC Ph: (604) 257-1400
Project to protect salmon on the Nechako River through either a cold water release facility (Kenney Dam) or other environmental enhancements, as part of an Aug 1997 agreement with the BC government which resolves issues surrounding the Kemano dam. There are ongoing studies and consultation in progress, although construction is not expected to start for several years. The BC Provincial Government is expected to resume negotiations with stakeholders in spring 2006.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 1997
Project ID: 315
Start: ?
Finish: ?
Last Update: Dec 2005

STATUS: CONSTRUCTION STARTED

Greenville

Nisga'a Highway Improvements
BC Ministry of Transportation Ph: (250) 615-3907
Reconstruction and paving of 92 km of the Nisga'a Hwy from Sand Lake, located 63 km north of Terrace, to Greenville to New Aryansh and Nall Camp. The highway will be upgraded from gravel to two lanes. Approx 60 km of the project has been completed.

Status: Construction started
Est. Cost ($ million): 52
First Entry: Dec 1998
Project ID: 510
Start: Summer 1999
Finish: Jun 2006
Last Update: Dec 2005

Kitimat

Eurocan Power Project
Eurocan Pulp and Paper Ph: (604) 908-6608
New generation of 160 GWh of electricity at the pulp and paper mill using primarily steam supplemented by wood residue and natural gas.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2002
Project ID: 854
Start: Nov 2005
Finish: Summer 2006
Last Update: Dec 2005

Skidegate

Qay'llnagaay Heritage Centre
Qay'llnagaay Heritage Centre Society Ph: (250) 559-7709
Development of ten connected structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre, which is under construction, will include a welcome house, performing arts centre, interpretive centre, Bill Reid teaching centre, classrooms, trading centre, gift shop, canoe shed and an expansion and remodeling of the existing museum, ,as well as, new Parks Canada offices The ten connected structures will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant, which is currently in the planning stage. Construction of the first long house began in 2003. An eating house is under construction and expected to complete in Spring 2006. Design of the balance of the buildings is complete. Construction Contractor: Grand Construction. Architect: David Nairne & Associates.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2001
Project ID: 785
Start: Jul 2003
Finish: June 2006
Last Update: Sep 2005

Stewart Region

Long Lake Electricity Project
Regional Power/Summit Power Ph: (604) 683-8271
Proposed 16 MW electricity project to generate 105 GWh/yr located near the Big Missouri Mine (ex Premier Mine). An existing reservoir will be refurbished and upgraded to create a larger storage reservoir.

Status: Construction started
Est. Cost ($ million): 24
First Entry: Dec 2004
Project ID: 1283
Start: Sep 2005
Finish: Early 2007
Last Update: Dec 2005

Stewart Region

Forrest Kerr Hydroelectric Project
Coast Mountain Hydro Corp. Ph: (604) 929-3961
112 MW run-of-river electricity generation project on the Iskut River. Received Environmental Assessment Act approval in Mar 2003 and the project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Construction of the access road completed in Nov 2004. Financing has been arranged for construction contracts and also for a detailed survey for transmission line, pole location and right of way. Installation of intake structure will start construction in 2007. Tunnel construction started late 2005 and will complete 2007.

Status: Construction started
Est. Cost ($ million): 223
First Entry: Sep 2001
Project ID: 777
Start: Summer 2004
Finish: Late 2007
Last Update: Dec 2005

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Nechako Development Region

Updated January 18, 2006
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east
Land Area in Sq. km. : 188,245
Population Density / Sq. km. (2004) : 0.2
Economic Base : Mining, forestry and agriculture

Selected Demographic Characteristics

Year	Population by age group. Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(.000)	Child	Elderly	Total	
1976	3.7	10.4	4.8	9.9	4.9	1.3	35.1	9.7	0.723	0.067	0.790	1976
1981	4.5	10.6	6.2	13.0	5.6	1.6	41.5	12.5	0.612	0.065	0.677	1981
1986	4.2	10.1	4.7	13.8	6.1	2.0	41.0	13.1	0.583	0.080	0.662	1986
1991	3.8	10.1	4.2	14.3	6.9	2.4	41.6	13.8	0.547	0.094	0.641	1991
1996	3.7	10.2	4.5	14.9	8.4	3.0	44.8	15.4	0.500	0.109	0.609	1996
2001	3.3	9.6	4.5	13.4	9.7	3.5	44.0	15.7	0.467	0.127	0.594	2001
2006	2.9	9.3	5.1	13.0	11.4	4.3	46.0	16.8	0.411	0.144	0.555	2006
2011	3.1	8.5	4.9	13.4	13.1	5.3	48.4	18.4	0.370	0.168	0.538	2011
2016	3.2	8.0	4.9	13.5	14.0	6.6	50.2	19.8	0.346	0.203	0.549	2016
2021	3.1	8.2	4.4	14.3	13.8	8.1	51.9	21.0	0.348	0.249	0.597	2021
2026	3.0	8.3	4.0	14.7	13.4	9.7	53.2	21.7	0.353	0.302	0.656	2026
2031	2.9	8.2	4.3	13.8	13.7	11.2	54.1	22.4	0.351	0.353	0.704	2031

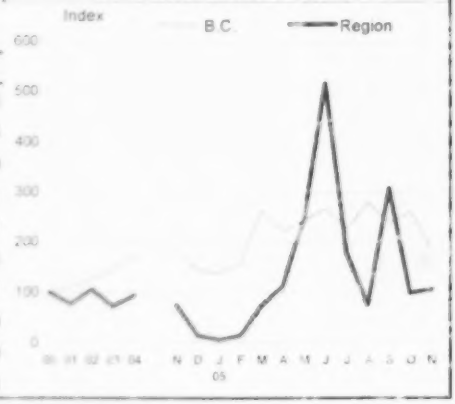
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		
	<-- $ Millions -->						Units
1997	41.3	14.2	2.6	8.0	3.7	27.1	236
1998	34.7	15.4	3.2	6.5	5.6	19.3	184
1999	26.1	13.6	1.8	8.4	3.4	12.5	109
2000	23.0	13.3	1.6	8.8	2.9	9.7	71
2001	17.8	10.8	1.1	5.3	4.4	7.0	61
2002	24.3	19.5	5.5	4.0	10.0	4.9	35
2003	16.6	9.8	3.5	3.8	2.4	6.8	51
2004	21.6	13.4	1.3	4.3	7.8	8.2	50
YTD Nov '04	21.3	13.2	1.3	4.1	7.8	8.1	50
YTD Nov '05	33.2	19.9	9.7	3.4	6.8	13.2	94

Total Permits Index 2000=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices)
Note: Latest month is preliminary; month previous to latest month is revised.

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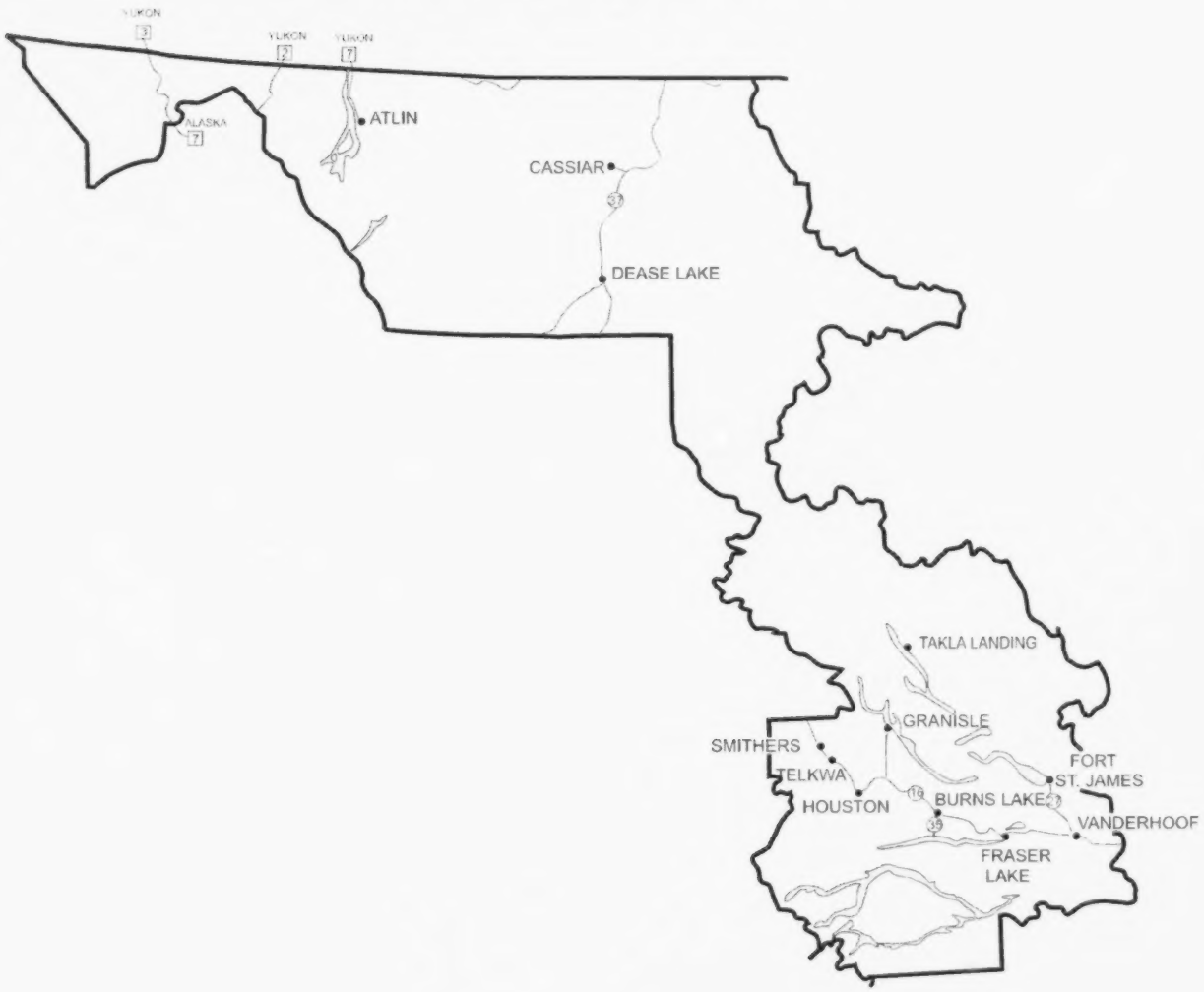
Nechako Development Region



Population of Municipalities

		2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate
Nechako		**43,996**	**44,019**	**45,170**	**45,310**
Smithers	T #	5,675	5,589	5,652	5,509
Vanderhoof	DM	4,593	4,579	4,662	4,727
Houston	DM	3,613	3,600	3,849	3,733
Burns Lake	VL	2,022	2,014	2,028	2,005
Fort St. James	DM	1,989	1,991	2,004	2,003
Telkwa	VL *#	1,423	1,430	1,421	1,439
Fraser Lake	VL *	1,316	1,284	1,369	1,367
Granisle	VL	366	354	367	353

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes boundary change between Jul 1 '96 & Jun 30 '01, # boundary change '01 & '05; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS.

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STATUS: PROPOSED

Atlin

New Polaris Gold Mine
Canarc Resource Corp. Ph: (604) 685-9700
Reactivation and expansion of a former underground gold mine approx 100 km south of Atlin and 60 km east of Juneau, Alaska. Re-modeling, metallurgical testing and engineering of a portion of the gold resources, necessary for a 65,000 opy high-grade underground gold mine, is underway. A scoping study identified the potential to develop a 65,000 oz/year to 100,000 oz./year high grade, underground gold mine over the next three years. New office and refurbished camp complex now on site. Website: www.canarc.net

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2004
Project ID: 1082
Start: Spring 2006
Finish: 2008
Last Update: Sep 2005

Kispiox

Stewart - Omineca Resource Road
Tercon Construction Ltd/Consortium Ph: (250) 372-0922
A private consortium including Tercon Construction Ltd, McElhanney Consulting Services Ltd, and Allcon Consultants Ltd is proposing to build and fund the majority of costs for a 145 km new road connecting the Kemess mine northwest of Prince George with a road north of Hazelton to allow connection to ports and highways for resource goods movement. Some government assistance being sought. Very preliminary. Project currently undergoing environmental studies.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2004
Project ID: 1089
Start: ?
Finish: ?
Last Update: Sep 2005

Smithers Area

Sustut Copper Project
Northgate Minerals Corporation Ph: (604) 681-4004
A proposed open pit copper mine with a 10 km haul road to be located 193 km NE of Smithers. Currently doing exploration work, and in the pre-application stage of the Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 32
First Entry: Dec 2004
Project ID: 1259
Start: ?
Finish: ?
Last Update: Sep 2005

Vanderhoof

Wood Manufacturing Plant
Ainsworth Lumber Ph: (604) 661-3200
Preliminary plans for two mills (also see project id 1417 Quesnel) to absorb 1.4 million cubic metres per year of wood from forests in Quesnel and Vanderhoof. Each mill would produce 500 million cf/yr. One mill could produce Oriented Strand Board. Licences for the timber have been acquired, however decisions on the mills will be made after further consultation. Still in proposal stage - waiting for studies and permits to complete.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2005
Project ID: 1424
Start: ?
Finish: ?
Last Update: Sep 2005

STATUS: ON HOLD

Atlin region

Tulsequah Chief Mine
Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/ silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Juneau, Alaska. Would provide 300 jobs during construction and 250 jobs during operation. Production of 2,250 tonnes/day with reserves sufficient for 10 years. Project received provincial Environmental Assessment Act approval in Dec 2002. Federal government made a preliminary decision in Jan 2005 to conditionally approve the project. Feasibility review has been halted.

Status: On hold
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 324
Start: ?
Finish: ?
Last Update: Sep 2005

Granisle

Morrison/Hearne Hill Copper-Gold Mine
Pacific Booker Minerals Inc. Ph: (604) 681-8556
Proposed 25,000 tonnes/day ore production for an open pit copper/gold mine 65 km northeast of Smithers and 35 km north of the village of Granisle.The project includes a 20 km powerline, access along existing forestry roads and an all-season barge across Babine Lake to Hwy 16. The project is on hold and is not likely to submit an application under the BC Environmental Assessment Act until early 2007.

Status: On hold
Est. Cost ($ million): 200
First Entry: Jun 2004
Project ID: 1159
Start: 2008
Finish: 2009
Last Update: Jun 2005

Smithers region

Telkwa Coal Project
Luscar Coal Ph: (780) 420-5810
Proposed thermal coal mine 19 km south of Smithers to produce 800,000 tonnes/year of clean coal. Construction workforce averaging 180 employees over 15 to 18 months, and 130 permanent jobs for up to 20 years. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 120
First Entry: Sep 1997
Project ID: 327
Start: ?
Finish: ?
Last Update: Mar 2005

STATUS: COMPLETED

Vanderhoof Area

Plateau Sawmill Upgrade
Canfor Corporation Ph: (604) 661-5241
Rebuild and expansion to the existing Plateau sawmill in order to handle mountain pine beetle timber, as well as having the flexibility to handle different tree species and log sizes in the future. Plant expanded from an annual capacity of 450 mbf to 620 mbf.

Status: Completed
Est. Cost ($ million): 104
First Entry: Mar 2005
Project ID: 1334
Start: Apr 2005
Finish: Late 2005
Last Update: Dec 2005

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Northeast Development Region

Updated January 18, 2006
BC STATS
Ministry of Labour and Citizens' Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.
Land Area in Sq. km. : 192,102
Population Density / Sq. km. (2004) : 0.4
Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.

Selected Demographic Characteristics

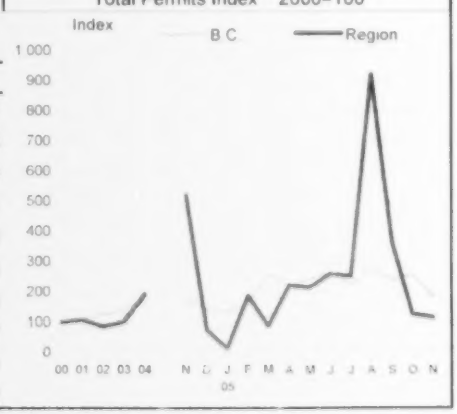
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(.000)	Child	Elderly	Total	
1976	4.5	13.8	6.2	12.8	6.6	2.0	45.9	12.9	0.718	0.079	0.797	1976
1981	5.7	13.9	9.6	17.7	7.7	2.4	56.9	17.8	0.560	0.068	0.627	1981
1986	6.0	13.5	7.6	20.5	8.9	2.8	59.3	20.1	0.529	0.077	0.605	1986
1991	5.6	13.4	6.5	21.3	9.8	3.5	60.0	20.8	0.506	0.093	0.600	1991
1996	5.6	14.3	6.7	22.9	11.4	4.0	64.9	22.6	0.487	0.097	0.584	1996
2001	4.7	14.2	6.4	20.7	12.9	4.7	63.4	23.1	0.473	0.117	0.590	2001
2006	4.5	14.0	7.6	20.5	16.1	5.5	68.3	25.2	0.418	0.125	0.542	2006
2011	4.6	13.0	7.7	21.0	19.0	6.8	72.3	27.9	0.370	0.143	0.513	2011
2016	4.8	12.3	7.7	21.5	20.8	8.7	75.7	30.7	0.341	0.173	0.513	2016
2021	4.7	12.5	6.7	22.9	21.0	11.0	78.9	32.7	0.341	0.217	0.559	2021
2026	4.6	12.8	6.4	23.1	20.9	13.8	81.5	34.1	0.344	0.273	0.617	2026
2031	4.4	12.6	6.7	22.0	21.3	16.3	83.3	35.6	0.339	0.326	0.665	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P30 (Summer/05). P30 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 2000=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1997	47.6	20.4	0.3	19.3	0.9	27.2	231	
1998	58.7	26.8	2.5	22.5	1.8	31.9	308	
1999	59.4	30.4	5.0	22.1	3.3	29.0	330	
2000	55.2	27.5	3.3	20.7	3.5	27.8	241	
2001	59.5	34.3	1.7	16.0	16.6	25.2	189	
2002	46.7	26.0	5.0	19.5	1.5	20.7	133	
2003	55.6	28.1	6.8	19.9	1.3	27.5	253	
2004	105.9	69.6	49.0	18.7	1.9	36.3	187	
YTD Nov '04	102.6	66.5	49.0	15.6	1.9	36.0	184	
YTD Nov '05	127.2	84.2	13.1	64.3	6.9	42.9	222	



Not all projects require a building permit, not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).
Note: Latest month is preliminary; month previous to latest month is revised.

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Northeast Development Region

Population of Municipalities

		2002 Estimate	2003 Estimate	2004 Estimate	2005 Estimate
Northeast		**64,312**	**64,831**	**68,547**	**69,574**
Fort St. John	C *	16,925	16,958	17,326	17,781
Dawson Creek	C *	11,180	11,175	11,320	11,394
Fort Nelson	T *	4,405	4,443	4,706	4,823
Chetwynd	DM *	2,684	2,576	2,729	2,770
Tumbler Ridge	DM	2,418	2,492	2,464	2,526
Taylor	DM	1,234	1,275	1,291	1,346
Hudson's Hope	DM	1,071	1,088	1,159	1,157
Pouce Coupe	VL	862	862	864	887

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes boundary change between Jul 1 '96 & Jun 30 '01, # boundary change '01 & '05; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS.

STATUS: PROPOSED

Chetwynd Area

Dokie Wind Farm Project
Dokie Wind Energy Inc. Ph: (250) 381-1208
Proposed 300 MW wind farm with preliminary plans for 200 1.5 MW turbines on a site south of the WAC Bennett Dam. Currently in the pre-application stage of the Environmental Assessment process. The proponent plans to submit a bid for the next BC Hydro call for power.

Status: Proposed
Est. Cost ($ million): 450
First Entry: Jun 2005
Project ID: 1389
Start: ?
Finish: ?
Last Update: Sep 2005

Chetwynd Area

Wartenbe Wind Energy Project
Dokie Wind Energy Inc. Ph: (250) 381-1208
Proposed 60 MW wind farm in a location south of the WAC Bennett Dam. The proponent plans to submit a bid for the next BC Hydro call for power. The project is in the Environmental Assessment Act pre-application stage.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Jun 2005
Project ID: 1390
Start: ?
Finish: ?
Last Update: Sep 2005

Chetwynd Region

Lossan Coal Mine
Cline Mining Corporation Ph: (705) 560-8100
Proposed mine to be built in phases to produce 1 million tonnes of PCI (pulverized injection coal) and coking coal annually. Located 72 km Southwest of Chetwynd in the Axis Creek drainage. A mine permit application is being prepared. A feasibility report was issued Nov 2005. Website: www.clinemining.com

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1230
Start: Fall 2006
Finish: 2008
Last Update: Dec 2005

Fort St. John

Fort St. John Reinforcement Project
BC Hydro/BC Transmission Corp. Ph: (250) 561-4906
British Columbia Transmission Corporation (BCTC) and BC Hydro are jointly planning to build a new 138 kV transmission line and a substation north of Fort St. John.The new Fox Creek Substation will be north of Fort St. John near Fox Creek at 272nd Road and Prespatou Road. The new 138 kV transmission line will interconnect with an existing transmission line west of Fort St. John off Highway 29 on Hannaford Road. The new transmission line will travel north within approximately 54 km of new right-of-way to the Fox Creek Substation. Site preparation commenced.

Status: Proposed
Est. Cost ($ million): 24
First Entry: Sep 2005
Project ID: 1541
Start: Spring 2006
Finish: Fall 2006
Last Update: Dec 2005

Fort St. John

Winter Sports Facility
Fort St. John City Ph: (250) 787-8150 (City of Fort St. John)
Proposed facility for a new Olympic speed skating training facility with twin hockey rinks - one NHL-size and one Olympic-size. The new facility will also include athlete services and movable bleachers that will provide seating for up to 1,000 spectators. The Provincial government is contributing funds to the facility. Currently seeking federal funding and reviewing submissions from three architects.

Status: Proposed
Est. Cost ($ million): 37
First Entry: Jun 2005
Project ID: 1382
Start: Spring 2006
Finish: Fall 2007
Last Update: Sep 2005

Fort St. John

Hotel, Convention and Gaming Centre
0713500 BC Ltd Ph: (250) 787-8150 (Fort St John City)
Proposed 14 storey multi-family complex, two hotels each with 100 to 220 rooms, a gaming centre to be located on 112th St. Rezoning was approved.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2005
Project ID: 1348
Start: Spring 2006
Finish: Summer 2007
Last Update: Dec 2005

Mackenzie

Kemess North Expansion
Northgate Mineral Corp. Ph: (604) 681-4004
An expansion project, located 5 km from the current Kemess South Mine, intended to extend the life of the mine, involves the mining of an additional 360,000 million tonnes of copper/gold ore. Northgate completed its final feasibility study of the project in Oct 2004. A federal review panel has been struck for environmental assessment of the project. The Environmental Impact Assessment was submitted Oct 2005.

Status: Proposed
Est. Cost ($ million): 119
First Entry: Mar 2004
Project ID: 1059
Start: Fall 2006
Finish: Summer 2007
Last Update: Dec 2005

North Of Mackenzie

McGregor River and Herrick Creek Hydroelectric Project
CanGen Power Ltd. Ph: (250) 952-6246 (Integrated Land Management Agency)
CanGen Power Ltd. is proposing two run of river hydro projects: a 40 MW facility on the McGregor River in the Prince George region and a 19 MW facility on one of its tributaries, Herrick Creek. Studies are underway.

Status: Proposed
Est. Cost ($ million): 28
First Entry: Mar 2005
Project ID: 1293
Start: ?
Finish: ?
Last Update: Dec 2005

Prince George

Lorraine Copper Mine
Eastfield Resources Ltd. Ph: (604) 681-7913
Exploration and feasibilty reviews underway for a potential copper mine located 280 km northwest of Prince George, BC. The property covers 28,000 ha with the potential to develop 100-200 million tonnes.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2005
Project ID: 1600
Start: ?
Finish: ?
Last Update: Dec 2005

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Tumbler Ridge Area

Five Cabin Property Coal Mine
Hillsborough Resources Ltd Ph: (604) 684-9288
Proposed coal mine development in the Tumbler Ridge area. Project includes constructing a wash plant and loadout facilities. The exploration program is well underway. Website: www.westerncoal.com

Status: Proposed
Est. Cost ($ million): 140
First Entry: Mar 2005
Project ID: 1354
Start: 2007
Finish: 2009
Last Update: Sep 2005

Tumbler Ridge Area

Hermann Coal Mine
Western Canadian Coal Corp Ph: (604) 608-2692
Proposed coal mine to include mining the Hermann deposits located on four Coal Licenses in the southern portion of the Wolverine property. Exploration is continuing.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2005
Project ID: 1318
Start: ?
Finish: ?
Last Update: Sep 2005

Tumbler Ridge Area

Trend Coal Mine
NEMI Northern Energy Mining Inc. Ph: (604) 689-0277
Proposed 1.5 million tonne/year open pit coal mine and process facility with an expected life of 12 to 15 years, located 25 km south of Tumbler Ridge. Sub-grade construction of rail loop and coal loadout will complete Early 2006. Currently finalizing coal purchase agreements. The feasibility study completed Nov 2005. Expected to enter the BC Environmental Assessment Act review process in spring 2006.

Status: Proposed
Est. Cost ($ million): 61
First Entry: Dec 2004
Project ID: 1265
Start: Summer 2007
Finish: Summer 2008
Last Update: Dec 2005

Tumbler Ridge Region

Lillyburt Property - Belcourt/ Saxon Coal Mines
Western Canadian Coal Corp/NEMI Northern Energy & Mining Inc. Ph: (604) 608-2692
Two proposed coal mining projects in close proximity to one another. Located approx. 85 km south of Tumbler Ridge. The Saxon and Belcourt group of deposits indicate that an excess of 150 million tonnes of coal is accessible. Mines may share some common facilities, such as a wash plant and loadout facilities. Exploration programs have been expanded. Website: www.westerncoal.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2005
Project ID: 1332
Start: Summer 2007
Finish: Early 2008
Last Update: Dec 2005

STATUS: ON HOLD

Mackenzie

Finlay River Power Project
Northgate Minerals Corp. Ph: (604) 681-4004
Proposed 20 MW run-of-river hydroelectric project, 250 km northeast of Smithers, to supply energy to the proposed Kemess North project. Project would elevate the water levels of Thutade Lake only within the water bodys current natural high water levels. The project is on hold while the company awaits environmental approval for its proposed Kemess North project (see project id 1059) .

Status: On hold
Est. Cost ($ million): 25
First Entry: Mar 2005
Project ID: 1325
Start: ?
Finish: ?
Last Update: Dec 2005

STATUS: CONSTRUCTION STARTED

Chetwynd

Burnt River/Brazion Coal Mine Properties
Western Canadian Coal Corp. Ph: (604) 608-2692
Development potential of the combined Burnt River and Brazion properties, located approx 50 km south of Chetwynd. This project is simultaneously being examined with the Wolverine coal project near Tumbler Ridge (see separate entry). The Dillon Mine is focused on the Dillon Syncline of the Burnt River property - this portion received its Mines Act permit in Sep 2004 and commenced in Nov 2004. It will exploit a mining reserve of 1.56 million tonnes at an annual rate of 240,000 tonnes. Studies are also now underway toward applications for an Environmental Assessment Certificate and permit to mine the adjacent Brule deposit. Production at the Brule Mine would be expected in 2006, and together with the Dillon Mine, the targeted production will be 1.5 Mt/annum of PCI coal. In Jul 2005, the Dillon Mine received approval to increase output. Increasing output has revealed that the Dillon Mine will be expected to complete production late 2006. The Brule Mine is undergoing an Environmental Assessment Act review, and certification is expected Jun 2006 with production to start summer 2006. Mink Creek, located in this area has been included in further explorations. Website: www.westerncoal.com

Status: Construction started
Est. Cost ($ million): 45
First Entry: Jun 2001
Project ID: 755
Start: Nov 2004
Finish: Summer 2007
Last Update: Dec 2005

Dawson Creek

South Peace Community Multiplex
City of Dawson Creek Ph: (250) 784-3600
Proposed 230,000 sq ft community multiplex development to be located on Hwy 2. Plans include an aquatic centre with an 8-lane, 25 m pool and leisure area, riding arena, Agri-Centre, and a 6,500-seat event and conference centre. Architect: Field, Field, and Field Architects. Website: www.southpeacemultiplex.com

Status: Construction started
Est. Cost ($ million): 22
First Entry: Dec 2004
Project ID: 1251
Start: Apr 2005
Finish: Jun 2006
Last Update: Jun 2005

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Tumbler Ridge

Wolverine Coal Mine
Western Canadian Coal Corp Ph: (604) 608-2692
The Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge received a permit to mine 1.6 million tonnes per year. The project is expected to produce 200 permanent jobs and is simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry). Environmental Assessment certification received Jan 2005. An amendment to increase production was approved Jul 2005. Website: www.westerncoal.com

Status: Construction started
Est. Cost ($ million): 242
First Entry: Jun 2001
Project ID: 754
Start: May 2005
Finish: July 2006
Last Update: Dec 2005

STATUS: COMPLETED

Fort Nelson

Sierra Yoyo Desan Resource Road
Ledcor Projects Inc/BC Ministry of Transportation
Ph: (250) 774-2541 (Regional District)
Ledcor Projects Inc. of Vancouver has been selected to design, build and finance upgrades and operate and maintain the Sierra Yoyo Desan Rd for 16 years, the 173 km resource road and a 15 km public road (maintained by the Ministry of Transportation) that connects to the Alaska Hwy just south of Fort Nelson together form the primary access to more than 27,000 sq km of oil and gas territory in the northeast of British Columbia. The project consists of the construction of a bypass, including a Fort Nelson River bridge to connect Hwy 97 to the SYD Rd, upgrade of the SYD Rd consisting of selective widening and strengthening of the existing gravel road, realignment and widening of some portions, bridge replacement and related upgrades, and maintenance and operation of the road. The bridge and a new bypass completed and opened to industrial traffic in Nov 2004. Other portions of the project construction have completed Dec 2005.

Status: Completed
Est. Cost ($ million): 38
First Entry: Mar 1999
Project ID: 542
Start: Fall 2003
Finish: Dec 2005
Last Update: Dec 2005

Fort St. John

Peace Valley OSB Plant
Canfor-LP OSB (G.P.) Corp. Ph: (604) 261-5111
Joint venture Oriented Strand Board plant consisting of four structures of approx 600,000 sq ft with a capacity of 820 million bd ft/yr of aspen-fibre OSB.

Status: Completed
Est. Cost ($ million): 200
First Entry: Jun 2000
Project ID: 668
Start: Jun 2004
Finish: Nov 2005
Last Update: Dec 2005

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